

Tualatin Hills Park & Recreation District Parks Functional Plan

Board of Directors

Joe Blowers, Director

John Griffiths, President

Jerry Jones Jr., Secretary Pro-Tempore

Larry Pelatt, Director

Bob Scott, Secretary

THPRD Management Oversight

Doug Menke, General Manager

Keith Hobson, Director of Business & Facilities

Jim McElhinny, Director of Park & Recreation Services

THPRD Project Team

Bruce Barbarasch, Superintendent of Natural Resources & Trails Management

Tim Bonnin, Senior Park Planner

Scott Brucker, Superintendent of Sports

Jon Campbell, Superintendent of Maintenance

Steve Gulgren, Superintendent of Planning and Development

Brad Hauschild, Urban Planner

Mike Janin, Superintendent of Security Operations

Aisha Panas, Director of Planning

Nicole Paulsen, Planning & Development Coordinator

Seth Reeser, Operations Analysis Manager

Keith Watson, Park Maintenance Supervisor

Plan Reviewers

THPRD Advisory Committees (Parks, Natural Resources, Recreation, Sports, Trails)

City of Hillsboro Park Planning Staff

Consultants

John Barnholt, GreenPlay, LLC

Dave Peterson and Carter Marshall, Design Concepts Landscape Architecture

Table of Contents

1. Executive Summary	3
2. Introduction	8
3. Existing Conditions / Where We Are	10
4. Future Conditions / Where We Want To Be	21
5. Achieving Success / How We Get There	36
6. Success Monitoring / How Are We Doing?	58
7. Appendix	60

1. Executive Summary

The purpose of the Parks Functional Plan (PFP) is to help implement a number of goals from the Tualatin Hills Park & Recreation District's (THPRD) 2013 Strategic Plan. These goals set forth THPRD's approach to providing, developing, and maintaining park sites for its patrons. This PFP helps to implement these goals and outlines how THPRD:

- Acquires land for new parks
- Prioritizes park development
- Designs, constructs and maintains parks

As part of this plan's development, a new methodology and approach for the provision of parks is being utilized. This approach, a "composite-values methodology", is an outcome of the 2013 Comprehensive Plan Update and takes into account a park's individual components, its comforts and conveniences, its aesthetics and ambience, and its walkability from adjacent neighborhoods. This new approach will help THPRD:

- Improve overall neighborhood level of service (LOS) to the residents it serves
- Improve walkable access to parks and park components
- Establish site suitable criteria for how land is acquired for parks
- Establish prioritization criteria for park development

1.1 Existing Conditions / Where We Are

With the 2013 Comprehensive Plan Update, a number of needs were identified related to park development, including the provision of positive activities for youth and implementing planned park and trail projects. Additionally, an October 2012 community survey identified a number of important future facilities and amenities, including pathways and trails, play and picnic areas and dog parks. These needs were reinforced through a park development and maintenance survey undertaken in the fall of 2014.

Established in the 2013 Comprehensive Plan Update, park components are those features that draw people to parks, such as play areas, natural areas and ball fields. Comfort and convenience amenities are those features that enhance overall park experience, such as restrooms, benches and drinking fountains. Each park site was scored to rate its components, comfort, convenience and ambient qualities based on the following point scale. Score sheets for each park can be found in the Appendix.

- 0, or Not Provided
- 1, or Below Expectations
- 2, or Meets Expectations
- 3, or Exceeds Expectations

Park LOS is considered in one of two ways: neighborhood or community. Neighborhood LOS addresses walkable access and the number and quality of unique components within a park

site. Community LOS addresses the neighborhood factors plus the quantity of each unique component. As part of the 2013 Comprehensive Plan Update, an analysis established an average value for neighborhood LOS and community LOS, which represents the district's desired LOS for parks as follows:

- Neighborhood LOS = 75
- Community LOS = 168

This plan acknowledges that not every park in THPRD's service area will achieve this expectation due to limitations such as site size, topography, or other considerations. This plan identifies strategies for dealing with these types of situations. For purposes of this PFP, community LOS expectations have already been achieved district-wide and improving individual park community LOS scores is not a priority.

A number of maps have been created, highlighting the district neighborhood LOS coverage, and are included in this plan.

1.2 Future Conditions / Where We Want to Be

Development of new park sites starts with land acquisition and identifying suitable sites that consider park needs such as developable area for meeting neighborhood or community needs, having adequate street frontage, being easily accessible from adjacent neighborhoods and similar considerations.

In order to achieve neighborhood LOS expectations, a park should consist of five components, include comfort and convenience amenities, and be within a 10-minute walk time from the neighborhood it serves. For community LOS, a park site should include an additional three to five components, multiples of unique components, and be within a 10-minute drive time of the community it serves.

The plan recommends the district allocate its resources for: 1) land acquisition for parks, 2) new park development and 3) preservation and enhancement of existing parks. These recommendations were established, in part, through the park development and maintenance survey conducted in fall 2014 and after discussion with the district's advisory committees.

The PFP also identifies a number of criteria that will be used to prioritize park enhancement and development. These include, but are not limited to: available infrastructure, community support, potential for various types of recreation, and site access and visibility. As projects

arise, they will be scored and placed in “high,” “medium,” or “low” priority categories. This criteria is also used for determining site suitability for land acquisition of new park sites.

The district’s priorities for land acquisition, development of new parks and enhancement of existing parks are discussed in greater detail in Section 4 of this plan, and are summarized in the tables below:

Land Acquisition Priorities for New Park Sites

High	Medium	Low
<ul style="list-style-type: none"> • South Cooper Mountain • Bonny Slope West • North Bethany 	<ul style="list-style-type: none"> • Allen/Scholls Ferry • Highway 217/ Canyon/Walker • Highway 217/US-26/THPRD Boundary/Barnes • Cedar Mill Town Center area 	<ul style="list-style-type: none"> • Murray/Barrows/ Scholls Ferry • Greenway/Hall/125th • 175th/Rigert • 209th/Farmington/ 204th/Murphy • Oleson/Peyton/THPRD Boundary/Scholls Ferry

Priorities for New Development of Future Park Sites

High	Medium	Low
<ul style="list-style-type: none"> NE Neighborhood Park Wenzel / Wall property* Wilson Property 	<ul style="list-style-type: none"> Altishin Property Biles Property Cobb Property East Community Park Lehman Property Mitchell Property Mt. Williams Property Sterling Savings Property SW Community Park Site* Teufel Property 	

** These properties will be evaluated for possible future use as the site of a community recreation center. If not chosen as the preferred site, one or both could be converted to a park use.*

Priorities for Enhancement of Existing Park Sites

High	Medium	Low
Bethany Lake Park Garden Home Park John Marty Park McMillan Park Somerset Meadows Park Willow Park	Bronson Creek Park Butternut Park Carolwood Park Center Street Park Cooper Park Fifth Street Park Florence Pointe Park Foege Park Forest Hills Park Griffith Park Harman SC & Park Hart Meadows Park Hazeldale Park Holland Park Kaiser Woods Park Melilah Park Mitchell Park Raleigh SC & Park Reservoir Park Ridgecrest Park Ridgewood Park Rock Creek Park Wanda L. Peck Memorial Park Waterhouse Park West Slope Park West Sylvan Park Wildhorse Park Wildwood Park	Fanno Farmhouse Park Little Peoples Park Raleigh Scholls Park Valley Park Valley West Park Veterans Memorial Park

1.3 Achieving Success / How We Get There

A number of guidelines have been established for land acquisition, park design and maintenance operations. The plan also reinforces processes already in place, such as public involvement, park naming, encroachments, and property disposition. A number of funding sources are also identified in order to highlight options available to the district for funding park development and enhancement projects, such as capital funds, system development charges (SDCs), grants, partnerships, and general obligation bonds. Not all funding sources can be used for all types of park improvements. For example, SDCs may not be used to fund the renovation or replacement of components or amenities, as they must be spent only on land acquisitions or improvements that add capacity to the park system.

In order to ensure a high level of service for its users, THPRD has established guidelines for typical park features, comforts and conveniences, which are intended to ensure high quality and minimal long-term maintenance costs. This plan identifies a number of park design elements to be considered, including but not limited to: site furnishings, play areas, accessibility, signage, landscaping, irrigation, and sustainability. Guidelines for maintenance operations are also outlined in this plan and include but are not limited to: zone management, frequency of operations, and typical services (such as mowing, trash removal and emergency response).

1.4 Success Monitoring / How Are We Doing?

The PFP identifies a number of traditional performance measures for park and recreation, which are typically monitored annually and include, but are not limited to, acres of new park land acquired, number of projects completed, and number of master plans developed.

With an emphasis on improving walkable access to parks and improving district-wide neighborhood LOS, the district will also monitor items such as ensuring one-half (1/2) mile walkable access free of barriers to parks, creating well-designed parks that promote healthy lifestyles, and operating and maintaining parks sustainably.

The district will use a variety of methods to monitor its successes, or shortfalls, in achieving its expectations. Monitoring of expectations will occur on an annual basis, through site visits and annual inspection reports, or a multiple year basis, such as tracking projects identified in the budget and comprehensive park inventories, depending on outcomes being monitored.

2. Introduction

The purpose of the Parks Functional Plan (PFP) is to implement THPRD's 2013 Strategic Plan. This plan outlines how THPRD will:

- Acquire land for new parks
- Prioritize park development
- Design, construct and maintain parks

The following goals identified in the 2013 Strategic Plan relate to providing, developing, and maintaining park lands for its patrons as follows:

- Goal 1 – *“Provide quality neighborhood and community parks that are readily accessible to residents throughout the District’s service area.”*
- Goal 3 – *“Operate and maintain parks in an efficient, safe, cost-effective manner, while maintaining high standards.”*
- Goal 8 – *“Incorporate principles of environmental and financial sustainability into the design, operation, improvement, maintenance, and funding of Park District programs and facilities.”*

An outcome of THPRD's Comprehensive Plan Update process and the 2013 Strategic Plan was a call for a review of the standards and guidelines used to ensure residents are provided with quality park lands. This review included how THPRD acquires land for parks; how it develops or enhances park sites; and how it maintains and operates park sites.

The previous plan, the 2006 Comprehensive Plan, recommended prescriptive standards for park lands, such as minimum sizes and locational criteria. The 2013 Comprehensive Plan Update recommends a new methodology and approach for the provision of parks. This new approach, a “composite-values methodology,” takes into account a park's individual components, such as a play area, ball field or community garden; the quality of these components; its comforts and conveniences, such as benches, restrooms and landscaping; its overall design; and walkability to the park.

Using this new approach, THPRD has developed this PFP to identify key areas for park land acquisition and park site development that takes into account suitability and quality of park facilities. While park size is important, in that it determines total number

of components that can be developed within a park site, it does not determine the quality of overall design.

Finally, this plan will help the district:

1. Maintain overall neighborhood level of service (LOS) to the residents it serves.
2. Improve walkable access to parks and park components.
3. Establish criteria for how land is acquired for parks.
4. Establish prioritization criteria for new park development and enhancement of existing parks.

3. Existing Conditions / Where We Are

THPRD first adopted a comprehensive plan in 1997. In 2006, that plan was updated and identified a number of goals for parks; established standards for parks, land acquisition and maintenance; and provided strategies for achieving success. The 2006 Comprehensive Plan was updated in 2013 refining district goals and rethinking strategies on goal implementation. This section of the PFP takes a look at where the district sits today and its progression since the 2006 update.

3.1 2006 Comprehensive Plan

3.1.1 Existing Conditions

In 2006, THPRD owned and operated about 200 parks and recreation facilities, encompassing about 1,400 acres. This included parks, natural areas and special use facilities. Table 3A shows the breakdown for the parks categories:

Table 3A – Breakdown by Park Category, 2006.

Category	Total Number	Total Acres	Average Acres per Park
Neighborhood Parks	66	193	2.9
Community Parks	11	225	24.5
Special Use Parks	6	309	51.5

3.1.2 Identified Needs

Neighborhood Parks. In 2006 it was estimated that over the next twenty years THPRD would need to obtain and develop between 60 and 100 acres of new neighborhood parks within its existing service area. At an average size of 3.5 to 5 acres per park, this would be equivalent to approximately 17 to 30 parks. Within new service areas, such as the North Bethany area, additional park land, estimated to total 12 acres, would be needed (equivalent to about three parks).

Community and Special Use Parks. In 2006 it was estimated that over the next twenty years THPRD would need to obtain and develop 90 acres of new community and special use parks within its existing service area. At an average size of 20 acres per park, this would be equivalent to approximately four parks. In the North Bethany area, another 24 acres would be needed, equivalent to one community park.

3.1.3 Standards and Expectations

As part of the 2006 Comprehensive Plan Update the district reformulated its classification system of parks and recreational facilities. These classifications were based on primary intended use. However, many facilities serve multiple purposes. For example, some neighborhood parks include significant natural areas or features, and some large linear parks include play areas or other neighborhood park features.

This new classification system represented a significant change in comparison to the district’s previous system, which included only five primary classes – neighborhood parks, community parks, regional parks, mini-parks and a combined green space/greenway/natural area category. As a result, more detailed descriptions of facility classes and associated amenities were added to the 2006 Comprehensive Plan. Table 3B shows the standards established for neighborhood, community, and special use parks.

Table 3B – THPRD Park Category Descriptions.

Category	Description	Recommended Size Range
Neighborhood Park	A park that meets the recreation needs of a surrounding residential neighborhood, including informal play areas, green space, and opportunities for informal recreation. Includes mini-parks. Examples include Forest Hills Park and Hideaway Park.	2 - 5 acres
Community Park	Large parks that provide active and passive recreational opportunities for all district residents. Accommodates large group activities, including facilities for organized recreation activities and programs. Examples include Cedar Hills Park and Commonwealth Lake Park.	10 - 25 acres
Special Use Park	Includes urban plazas and large special use areas or facilities dedicated to a specific purpose that do not fit into other categories and/or multiple needs. Urban plazas also included and support community interaction, highlight cultural or historic resources, enhance the pedestrian experience, and take advantage of occasional small urban spaces not otherwise suitable for park development. Examples include the Jenkins Estate, Tualatin Hills Nature Park, and Fanno Farmhouse.	Varies depending on intended use

3.1.4 Accomplishments

In 2013, THPRD owned and operated about 250 parks and recreation facilities, encompassing approximately 2,700 acres. This is an increase of 47 sites and over 1,300 acres, which included parks, green spaces, natural areas, sport fields and

facilities/centers. The district also serves approximately 230,000 residents, which is an increase of approximately 20,000 people since 2006.

As it relates to parks, the following summarizes the district’s accomplishments between 2006 and 2013 (based on the park inventory and analysis completed as part of the 2013 Comprehensive Plan Update):

- Added 12 neighborhood park sites totaling 45 acres.
- Added 6 community park sites totaling 96 acres.
- Added 3 special use park sites totaling 337 acres.

Table 3C shows the breakdown for the parks categories. Please note that this table does not include natural areas, athletic facilities located at Beaverton School District sites, or THPRD’s recreation and aquatic centers.

Table 3C – Existing and Future Park Site Breakdown by Category, 2013.

Category	Total Number	Total Acres	Average Acres per Park
Neighborhood Parks	78	238	3.1
Community Parks	17	321	18.9
Special Use Parks	9	646	71.8

3.2 2013 Comprehensive Plan Update

3.2.1 Identified Needs

With the Comprehensive Plan Update in 2013, the following needs related to park development were identified:

- Parks should positively impact healthy, active lifestyles
- Parks should provide positive activities for youth
- Maintain existing parks
- Implement planned park and trail projects

Based on a community survey done in October 2012, the 2013 Comprehensive Plan identifies the most important future facilities and amenities to develop over the next five to ten years:

- Pathways and trails for pedestrians and bicycles
- Play areas and play equipment
- Green space and conservation areas
- Community gardens

- Picnic areas and shelters
- Dog parks

These findings from the 2013 Comprehensive Plan Update were also supported based on findings from a fall 2014 survey of park users throughout the district. This included:

- Top five reasons to visit parks:
 - ✦ exercise (79%)
 - ✦ nature / wildlife (56%)
 - ✦ play area / play equipment (48%)
 - ✦ dog park / dog walking (26%)
 - ✦ picnicking (24%)

- Top five amenities or comforts desired in parks:
 - ✦ restrooms (68%)
 - ✦ drinking fountain (52%)
 - ✦ seating (47%)
 - ✦ parking (43%)
 - ✦ landscaping (38%)

- Top five maintenance activities for parks:
 - ✦ timely repair of damaged park features (78%)
 - ✦ litter & debris removal (71%)
 - ✦ prompt graffiti removal (35%)
 - ✦ regularly mowed and irrigated grassy areas (31%)
 - ✦ water conservation practices (31%)

- Top five prioritization considerations for developing parks:
 - ✦ number of overall residents served (47%)
 - ✦ cost of development (43%)
 - ✦ available funding sources (39%)
 - ✦ within a 10-minute walk time from residence (37%)
 - ✦ community support (36%)

Full survey results can be found in Appendix 7.4.

3.2.2 Standards and Expectations

Park classifications of neighborhood, community and special use remained unchanged with the 2013 Comprehensive Plan Update. However, some parks were reclassified to

better meet their current function (e.g., John Marty Park was reclassified from a linear park to a neighborhood park).

As part of the 2013 Comprehensive Plan Update, all THPRD parks and facilities were inventoried, analyzed and scored based on their individual and cumulative components, amenities and attributes. This analysis resulted in the establishment of a scoring process to determine a desired level of service on a neighborhood and community scale. More details on this analysis are provided below.

3.3 LOS Scoring Criteria

3.3.1 Scoring Criteria

Parks are made up of multiple components, which are those features that draw people to using parks such as natural areas, picnic areas and dog parks. The setting for a component, and the conditions around it, affect how well it functions. Therefore, in addition to scoring the components, each park site is also scored on its comforts, conveniences and ambient qualities. Table 3D provides descriptions of the park evaluation criteria.

Table 3D – Park Evaluation Criteria.

Criterion	Description
Components	Components are those elements that draw people to a park. Examples of components include community gardens, dog parks, play equipment, water play/splash pads, ball fields, bocce ball, horseshoe pits, open grassy areas, natural areas, lakes/water, fishing, tennis, volleyball, overlooks, interpretive/education areas and looped pathways.
Quality	The service provided by a component is determined, in part, by its quality. For example, a play area with a variety of features, such as climbers, slides, and swings, provides a higher degree of service than one with limited features.
Condition	The service provided by a component is determined, in part, by its condition. For example, play equipment in disrepair with unsafe conditions does not offer the same service as one in good condition.
Location	The service provided by a component is determined, in part, by its proximity and accessibility to its users. For example, people living within easy reach of a play area are better served by that play area than those living across town.
Comfort	The service provided by a component is increased by having amenities nearby because they enhance the experience of using components. Examples of comforts include shade, seating, restrooms, bike racks, trash receptacles, signage, drinking fountains, landscaping and parking.

Convenience	The service provided by components is increased by having easy access to and availability of comfort amenities.
Ambience	The service provided by a component is enhanced where there is a sense of safety and security, as well as pleasant surroundings, attractive views and a sense of place.

Components are scored using the following three-tier rating system to establish a base score (Table 3E).

Table 3E – Park Rating Classification.

Symbol	Description	Value
B	Below expectations	1
M	Meets expectations	2
E	Exceeds expectations	3

Taking into consideration the above criteria, as well as proximity to trails, multipliers are then added to the base score. These individual component scores are then combined to establish an overall score for specific park sites. This analytical scoring technique, known as Composite-Values Methodology (CVM), is used to establish level of service provided by parks throughout the district.

More detailed information on the scoring criteria and analysis process can be found in the 2013 Comprehensive Plan Update and in Appendix 7.2.

3.3.2 What the Scoring Means

Based on the 2013 Comprehensive Plan Update inventory and scoring of park sites, level of service (LOS) values have been identified for district needs at both a neighborhood and community level. Table 3F highlights these LOS considerations.

Table 3F – Park Level-of-Service (LOS) Considerations.

Category	LOS Consideration
Neighborhood	In general, addresses access to parks and recreation facilities, and is primarily based on the number of unique components and quality of those components
Community	Addresses the two neighborhood factors, but also considers the quantity of each component

To establish an overall LOS for a park, each park component is given a value (as identified in Table 3E above), which is then used to calculate a cumulative score (taking into account the multipliers described in Table 3D above) for each park site in the inventory (these scores are presented in Appendix 7.1). The outcome of this analysis, highlighted in the 2013 Comprehensive Plan Update, established an average value for neighborhood LOS and community LOS, and represents the desired LOS expectation for district parks as follows:

- Neighborhood LOS = 75
- Community LOS = 168

For purposes of the analysis, a one-mile “buffer” was placed on all components to evaluate a park’s neighborhood LOS. This represents a distance from which convenient access to the park can be achieved by normal means (such as driving, bicycling, or walking). An additional one-half mile buffer was used, which represents a distance that a resident can reasonably walk in ten minutes. As a result, scores are doubled within the one-half mile buffer to reflect the added value of walkable proximity, since most healthy individuals can reach a location on their own by walking.

A three-mile buffer was placed on all components to evaluate a park’s community LOS, because it is assumed that users are willing to travel farther (approximately ten minute drive times) to reach the types of components providing a community-oriented service. Scoring for a park’s community LOS also takes into consideration the total number of the same component, not just the type of component (i.e., four tennis courts or two multi-purpose sports fields).

The intent is to achieve a neighborhood LOS score of 75 over the entire THPRD service area and to ensure district residents have access to those components typically found in a park. Whether this is achieved at an individual park site or at multiple park sites within their neighborhood, the key to success is the provision of easily accessible park and recreation opportunities throughout the district.

A more detailed description on how the park LOS evaluation and scoring process works can be found in the 2013 Comprehensive Plan Update and Appendix 7.2 of this PFP.

3.4 Inventory of Park Sites

3.4.1 Cumulative Scoring

The tables in Appendix 7.1 illustrate the scoring results from the 2013 Comprehensive Plan Update. Those scores are intended to serve as a baseline and help the district

prioritize how existing parks can be improved and how new parks can be developed. However, it is important to note that not all parks will be able to meet the neighborhood LOS threshold due to site constraints or other development restrictions.

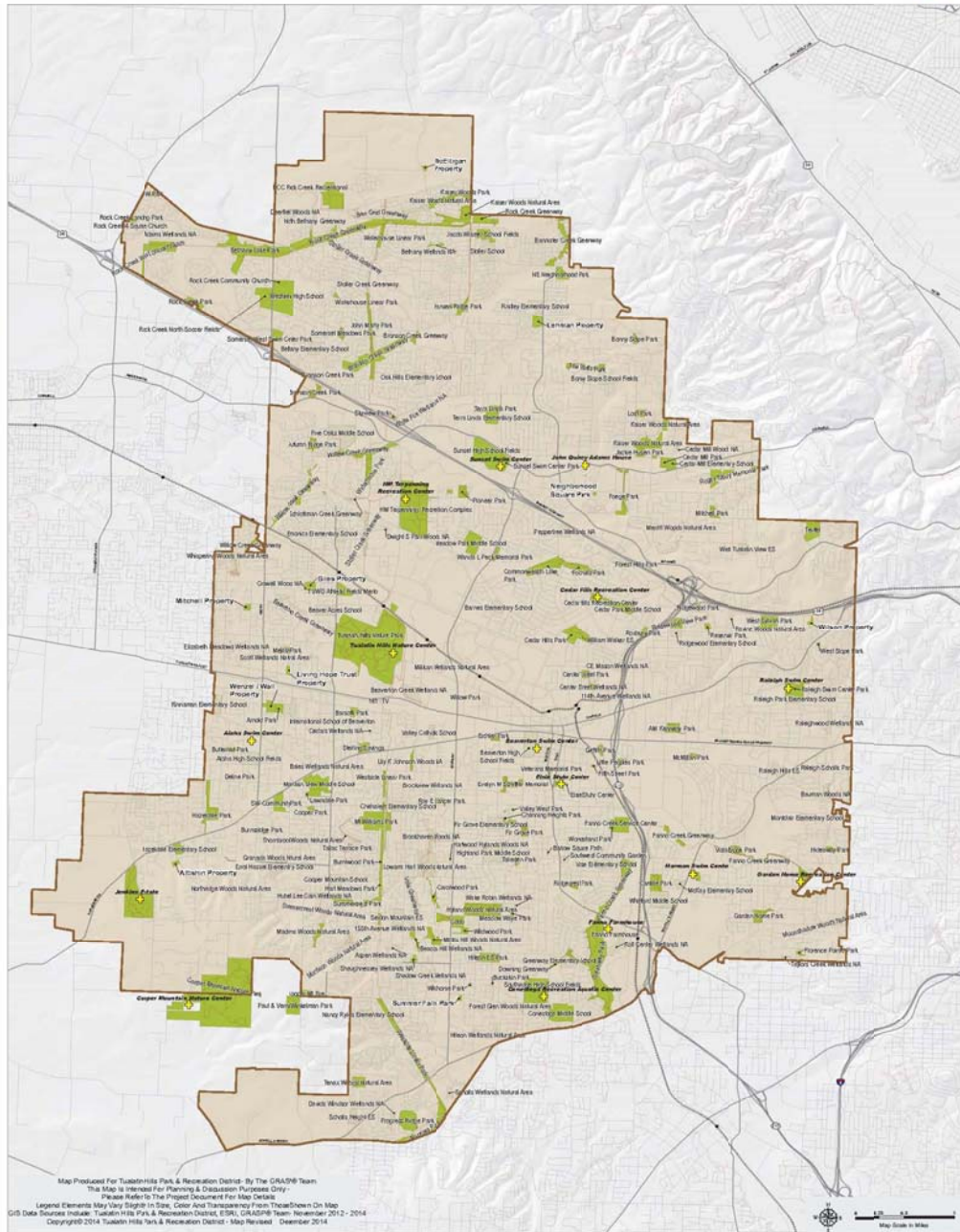
The district currently has three sites (HMT Recreation Complex, PCC Rock Creek Recreational Facility, and Cedar Hills Park) meeting the community LOS threshold of 168. The majority of the district's community and special use parks range between 90 and 155 and have the potential for increased LOS. Since not all parks can meet the community LOS threshold, these scores are not being considered in this plan because the district's emphasis is on improving neighborhood LOS and walkable access for the residents these sites serve.

3.4.2 Mapping

The following figures highlight the district's neighborhood LOS as it currently stands. These maps serve as the baseline and will be used to measure the district's progress in meeting its expectations.

Figure 3A – 2014 System Map.

Tualatin Hills Park & Recreation District
Resource Map A: 2014 System Map



- Legend**
- Indoor Facility
 - Outdoor Recreation Area (Inventory)
 - Outdoor Recreation Area (Assumed Score)
 - Trails Within THPRD
 - Trails Outside of THPRD
 - Major Roads
 - Lightrail Line
 - Lightrail Stop
 - THPRD Ultimate Service Boundary

Figure 3B – Walkable Access to All Recreation.

Tualatin Hills Park & Recreation District
Perspective C: Walkable Access to All Recreation

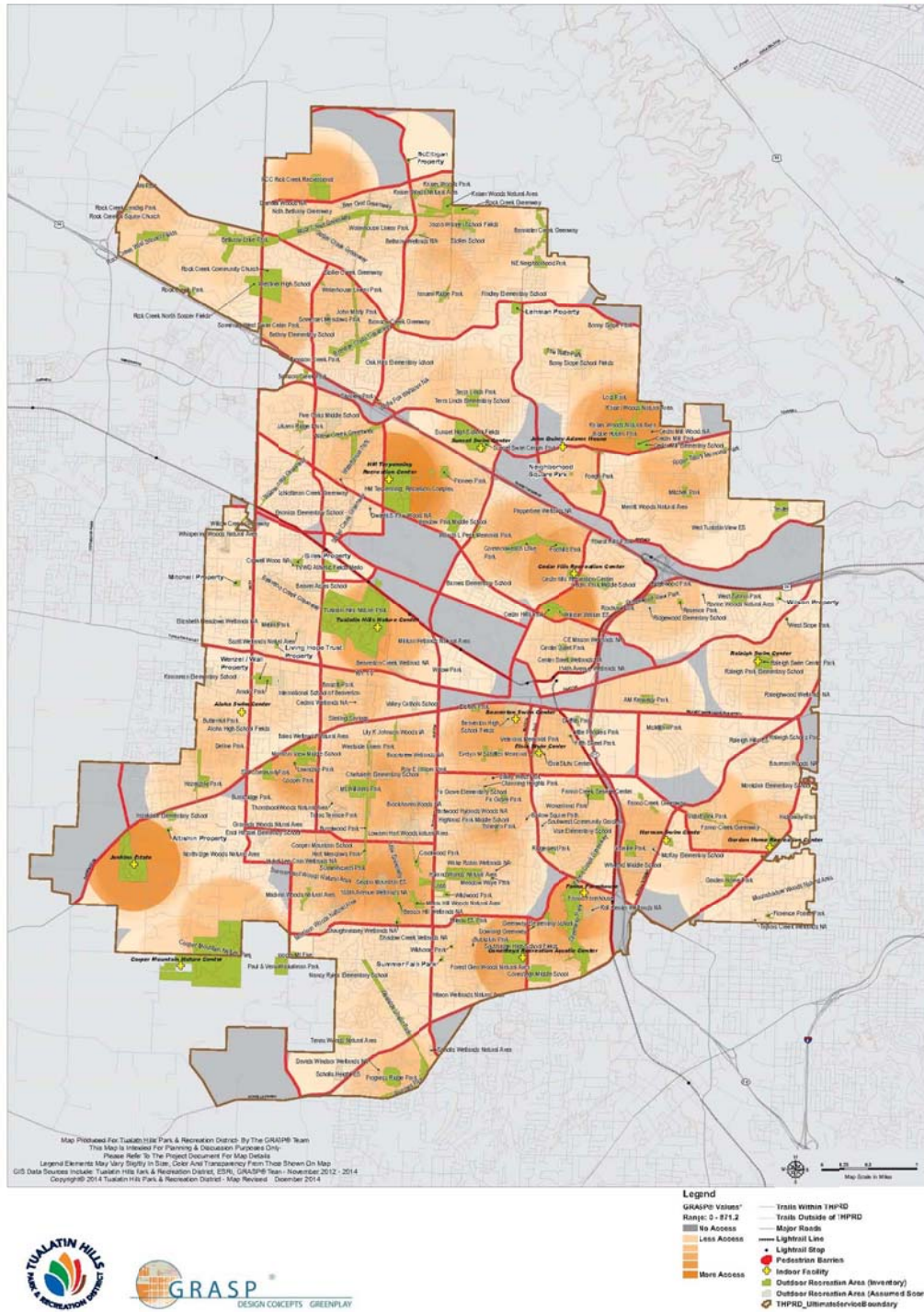
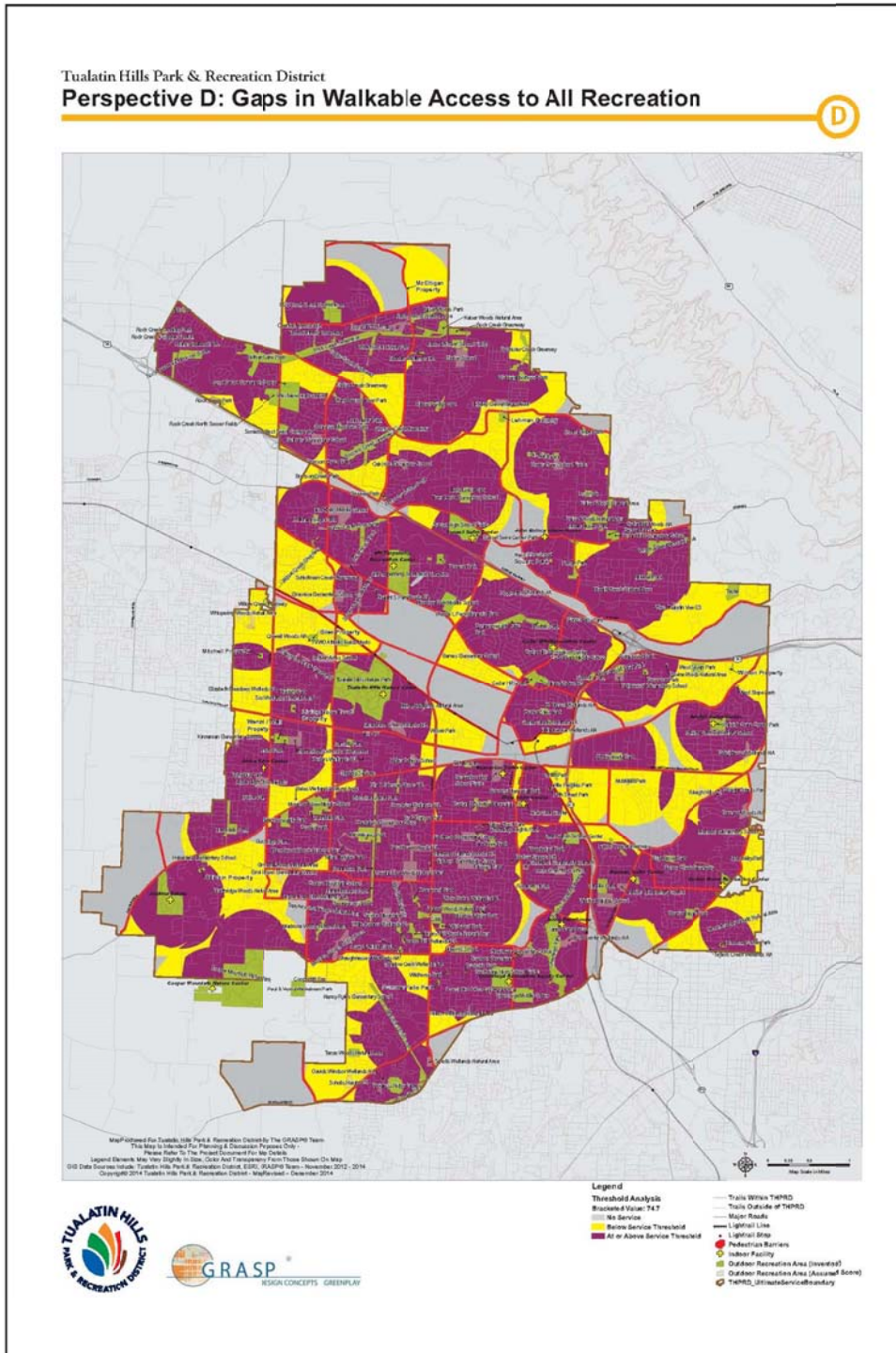


Figure 3C – Gaps in Walkable Access to All Recreation (Neighborhood LOS).



4. Future Conditions / Where We Want To Be

In order to achieve the level of service (LOS) expectations outlined in the previous section, the district has identified the following guidelines related to development of new parks and redevelopment or enhancement of existing parks. The district has also established criteria to help in prioritizing where and how district resources are allocated in addressing district park needs.

4.1 Minimum Expectations for New Parks

4.1.1 Land Acquisition

Minimum expectations for land acquisition generally relate to acquiring sites that are suitable for development as a park and include the following:

- Developable area of one acre or more if serving a neighborhood function
- Developable area of eight acres or more if serving a community function
- Relatively flat
- Balanced mix of wooded / natural areas and open areas
- Walkable access from surrounding neighborhoods
- Where appropriate, consider recommendations and standards identified in the Athletic Facilities Functional Plan stating where ball fields and sport courts are needed or desired
- Where appropriate, consider recommendations and standards identified in the Natural Resources Functional Plan when natural areas are present
- Where appropriate, consider recommendations and standards identified in the Trails Functional Plan where trails occur or are planned to occur

Once land is acquired, notice is given to staff that new land has been brought into the district and maintenance operations can begin (at a minimal level) until the site can be prioritized, master planned and developed.

4.1.2 Neighborhood Park

In order to achieve a (LOS) score of 75, a park fulfilling neighborhood needs will generally consist of the following:

- Five components, i.e., play areas, sport courts, woodlands and dog parks
- Comfort and convenience amenities, i.e., benches, restrooms and parking
- Be within a ten minute walk from the neighborhood it serves
- Walkable access that is not impeded by barriers, such as arterials, highways and rail lines
- Be within one-half mile of a regional or community trail

4.1.3 Community Park

In order to achieve a LOS score of 168, a park fulfilling community needs will generally consist of all the things listed above plus:

- An additional three to five components
- Multiples of a single component, such as four tennis courts or two ball fields
- Be within a ten minute drive time from the community it serves

Parks acquired through developer SDC credit projects or other partnerships are expected to adhere to the same expectations outlined above.

4.2 Maintaining and Enhancing the Level of Service for Existing Parks

Based on the park inventory and scoring identified in the previous section, the district can evaluate those park sites not meeting minimum expectations identified above. All parks scoring low in LOS will be evaluated to determine what will be needed to improve their overall LOS. Based on these evaluations, it can be determined what elements or features are lacking in a specific park site and/or what opportunities exist to improve or enhance that park. Upon completion of this evaluation process, existing parks can be enhanced based on the park development prioritization criteria described below.

For example, a park having a low LOS score as a result of aging play equipment and lack of a restroom, seating, and a drinking fountain could be enhanced by replacing the play equipment and adding a restroom facility, benches, picnic tables and a drinking fountain. The addition of enclosures around portable toilets where none currently exist or the addition of shade trees around play and picnic areas is also another way to improve overall LOS at low scoring parks.

Capital funds are typically prioritized for use in replacing existing components, while other funding, such as grants and bond funds, can be spent on a wider array of improvements and enhancements. The use of SDCs can only be used for capacity improvements, and may not be used to renovate or replace existing components or amenities.

Other examples of improving LOS include:

- Overcoming barriers, such as arterials and rail lines, by purchasing land or developing parks on both sides of the barrier in order to eliminate the barrier

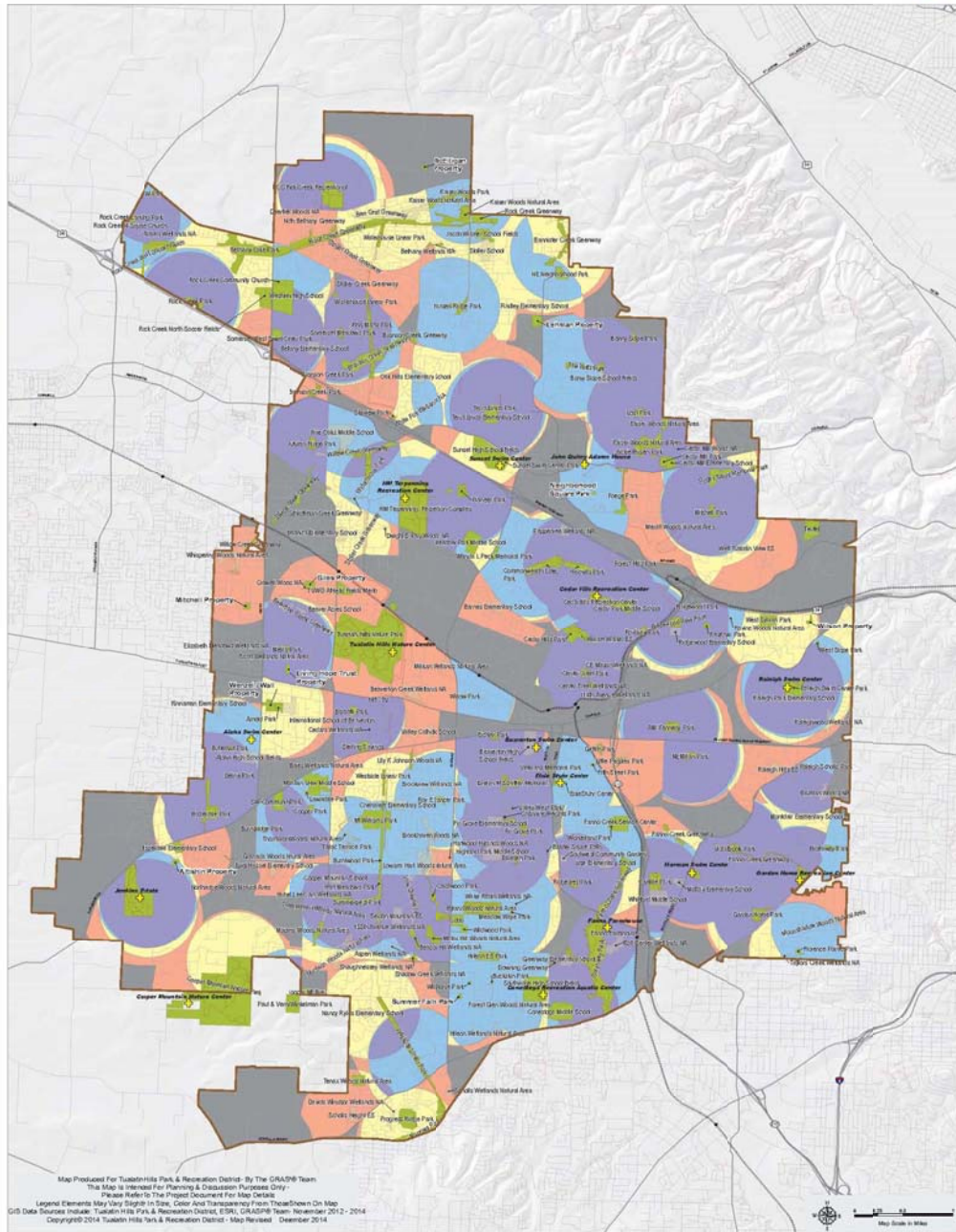
- Re-purposing underutilized components, such as basketball courts or tennis courts, into something new, such as skate spots or street soccer/futsal courts
- Modernize or “freshen up” well-used areas, such as installing permanent ADA accessible picnic tables and benches where they do not currently exist, to improve park ambience

It should be noted that not every park will be able to meet the neighborhood LOS threshold due to site size and/or site constraints, such as wetlands, topography or utility encumbrances. In these situations, it will be important to utilize nearby park sites to ensure neighborhood LOS thresholds are being met and district residents have walkable access to a variety of park components. Ultimately, the end result is to meet the desired neighborhood LOS threshold district-wide, whether it is achieved by a single park or multiple parks. The following map, Figure 4A, helps illustrate this concept.

Figure 4A – 2014 Walkable Access to Standard Components.

Tualatin Hills Park & Recreation District

Perspective Map E: 2014 Walkable Access to Standard Components



- Legend**
- Ni Component
 - 1 Component
 - 2 Components
 - 3 Components
 - 4 Components
 - ◆ Indoor Facility
 - Outdoor Recreation Area (Inventory)
 - Outdoor Recreation Area (Assumed/Donor)
 - Trails Within THPRD
 - Trails Outside of THPRD
 - Major Roads
 - Lightrail Line
 - Lightrail Stop
 - THPRD Ultimate Service Boundary

Where multiple park sites are used, it is important that those parks provide a variety of park components rather than all the same ones. If three parks are needed to meet the LOS threshold of a neighborhood, each park should contain a unique component that the others do not have. For example, while all three could include play equipment, looped pathways and turf areas, the first could include a dog park, the second a basketball court and the third a picnic pavilion.

4.3 Prioritization Criteria

The prioritization criteria was established, in part, through a community-wide survey on park development and maintenance, as well as input from THPRD's citizen-based advisory committees and staff. These priorities will be implemented by the district's board of directors through the annual budgeting process. Priorities will largely be set based on the funds that are available and applicable for each category (i.e. capital funding to be used for replacement projects in existing parks). Based on this outreach process, the following section provides information on how the district should allocate resources related to park improvements throughout the district:

- Buy More Land for Parks
- Develop New Parks
- Enhance Existing Parks

The fall 2014 survey indicated that respondents believed the district should allocate its resources in the following order: 1) enhance existing parks, 2) develop new parks, and 3) buy more land for parks. It should be noted, however, that while purchase of land for new parks rated as the third priority for respondents, there may be extenuating circumstances when land acquisition should take precedence to park development or enhancement. Land acquisition is often driven by market conditions, a property owner's willingness to sell, partnerships and other factors. The district will continue to actively pursue land for parks and recreation facilities in those areas where no service currently exist (including current and future service areas). In areas currently served, the district will be most interested in acquiring land adjacent to existing parks where LOS could be increased as a result of a larger park site.

Priority consideration for land acquisition is the district's future growth areas. It will be important for the district to pursue land in those areas where service will eventually be provided. However, while these areas may rank high in land acquisition priority, they may in turn rank low in park development because they are located outside of the district's current service boundary. This would include areas such as North Bethany,

South Cooper Mountain, and Bonny Slope West. Areas within the district’s current service area having no service will also be a priority for land acquisition, but these areas are often already developed, and sites large enough for parks are often difficult to find.

As part of the district’s process to update the Capital Improvement Program list and as an element of the annual SDC budgeting process, the district’s board of directors will be asked to prioritize the acquisition of land. As acquisition efforts progress, it may be necessary to recalibrate the district’s priorities. For example, if many of the future park and trail locations identified in community plans for the new urban areas have not been secured, the board may find that acquiring land in those areas should take top priority. Conversely, if many of the desired sites in those areas have been secured, the board may wish to prioritize a 10-15 year supply of land needs in the larger service area. As noted above, these priorities can be adjusted and set by the board each year.

Table 4A represents sixteen (16) prioritization criteria that will be used to determine how the district will use its resources for park development, whether it is enhancement of existing parks or development of new parks. In order to better prioritize park projects throughout the district, each criterion is weighted based on district policies and desired outcomes. As projects arise, they will be scored and placed in “high”, “medium,” or “low” priority areas. Projects scoring 36 or higher will be considered high priority. Projects scoring 31 to 35 will be considered medium priority. Projects scoring 30 or less will be considered low priority.

Table 4A – Park Development Prioritization Criteria Matrix.

Criteria	Point Scale (3 = High / 1 = Low)		
	3	2	1
Available Funding (includes grant eligibility)	Within 2 Years	2 to 5 Years	More than 5 Years
Available Utilities & Infrastructure	On-Site	Adjacent to Site (within right-of-way) or funded future project	Not Adjacent or Available
Citizen-Initiated Project Support	Generally Supported by Residents Adjacent to Park	Generally Supported by the Community At-Large	Neutral or Generally Not Supported
Developable Acres	More than 5	2 to 5	Less than 2
Land Use / Zoning Compatibility	Permitted Use & Compatible	Special / Conditional Use & Compatible	Not Allowed &/or Not Compatible

Located in Environmental Justice* or Community Development Block Grant Designated Area	Within a Significantly Above Average Area	Within an Above Average Area	Within an Average or Below Average Area
Located in Existing THPRD Boundary	In-District	n/a	Out-of-District
Number of Residents Served**	More than 1,000	500 to 1,000	Less than 500
Potential for Active / Programmed Recreation	More than 75%	30% to 75%	Less than 30%
Potential for Informal / Leisure Recreation	More than 75%	30% to 75%	Less than 30%
Potential for Scenic / Natural Area Recreation	More than 75%	30% to 75%	Less than 30%
Property Ownership	District Owned	Non-District Owned Having a Formal Agreement for Long-Term Use	Non-District Owned Having No Formal Agreement for Long-Term Use
Proximity to Regional or Community Trail	Within ½-Mile	½-Mile to 1-Mile	Over 1-Mile
Site Access & Visibility	Street Frontage & Neighborhood Connection	Street Frontage	Neighborhood Connection
Site Developability	Minor Site Work	Moderate Site Work	Major Site Work
Staff Judgment	<p>Does it make sense to develop a new park or enhance an existing park in this location?</p> <p>Does this project fill a specific need or service?</p> <p>How long has this area had an unmet need?</p> <p>How long has the district owned the property?</p>		

*based on information produced by Metro

**located within ½-mile of project area (walkable access standard)

In general, priority in meeting neighborhood park needs will be as follows:

- Continue to ensure all residents are within one mile of a neighborhood park or neighborhood park components of another district facility
- Develop, improve and provide amenities within existing neighborhood park sites that have been acquired but not yet developed

In general, priority in meeting community park needs will be as follows:

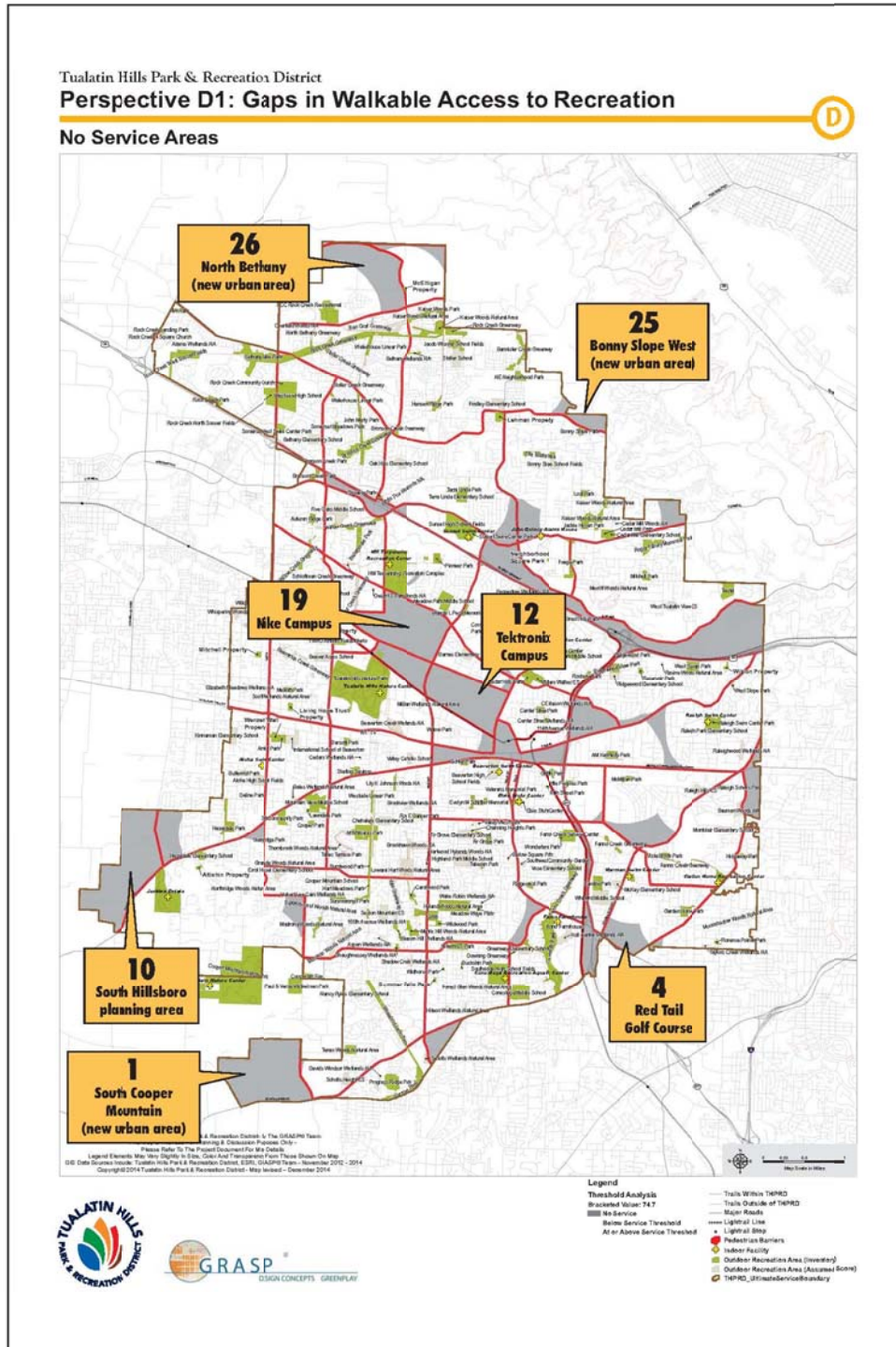
- Continue to ensure all residents are within three miles of a community park or special use facility that helps serve a community park
- Develop, improve and provide amenities within existing community park sites that have been acquired but not yet developed

4.4 Priority Areas

4.4.1 Land Acquisition for Park Sites

Generally speaking, areas of the district that currently have no service, as illustrated in Figure 4B, will typically rank high in priority for land acquisition. Areas having some service, but not to the district's LOS expectation, will generally rank medium in priority, while areas meeting current LOS expectations will generally rank low in priority. Areas called out on the map indicate locations where THPRD is either likely to pursue land acquisitions (North Bethany, Bonny Slope West, South Cooper Mountain) or unlikely to pursue land acquisitions, often because the areas are already developed (e.g. the Nike and Tektronix campuses, Red Tail Golf Course).

Figure 4B – Gaps in Walkable Access to All Recreation, No Service Areas.



Areas currently located out of the district, but within its future service area (such as North Bethany, South Cooper Mountain, and Bonny Slope West) will generally rank high in land acquisition priority. In order for the district to ensure it will be able to adequately provide service in these future service areas, it is important to acquire land in these areas when opportunities arise. Table 4B highlights land acquisition priorities for the district based on the park inventory and analysis work completed in fall 2014.

Table 4B – Land Acquisition Priorities for New Park Sites.

High	Medium	Low
<ul style="list-style-type: none"> • South Cooper Mountain • Bonny Slope West • North Bethany 	<ul style="list-style-type: none"> • Allen/Scholls Ferry • Highway 217/Canyon/Walker • Highway 217/US-26/THPRD Boundary/Barnes • Cedar Mill Town Center area 	<ul style="list-style-type: none"> • Murray/Barrows/ Scholls Ferry • Greenway/Hall/125th • 175th/Rigert • 209th/Farmington/204th/Murphy • Oleson/Peyton/THPRD Boundary/Scholls Ferry

4.4.2 Develop New Park Sites

Similar to park enhancement projects, prioritization of new park development projects is based on the park development prioritization criteria identified in Table 4A, along with the following illustration. Figure 4C illustrates areas of the district where undeveloped park sites are located and where they should be developed.

Figure 4C – Gaps in Walkable Access for All Recreation, Future Park Priorities.

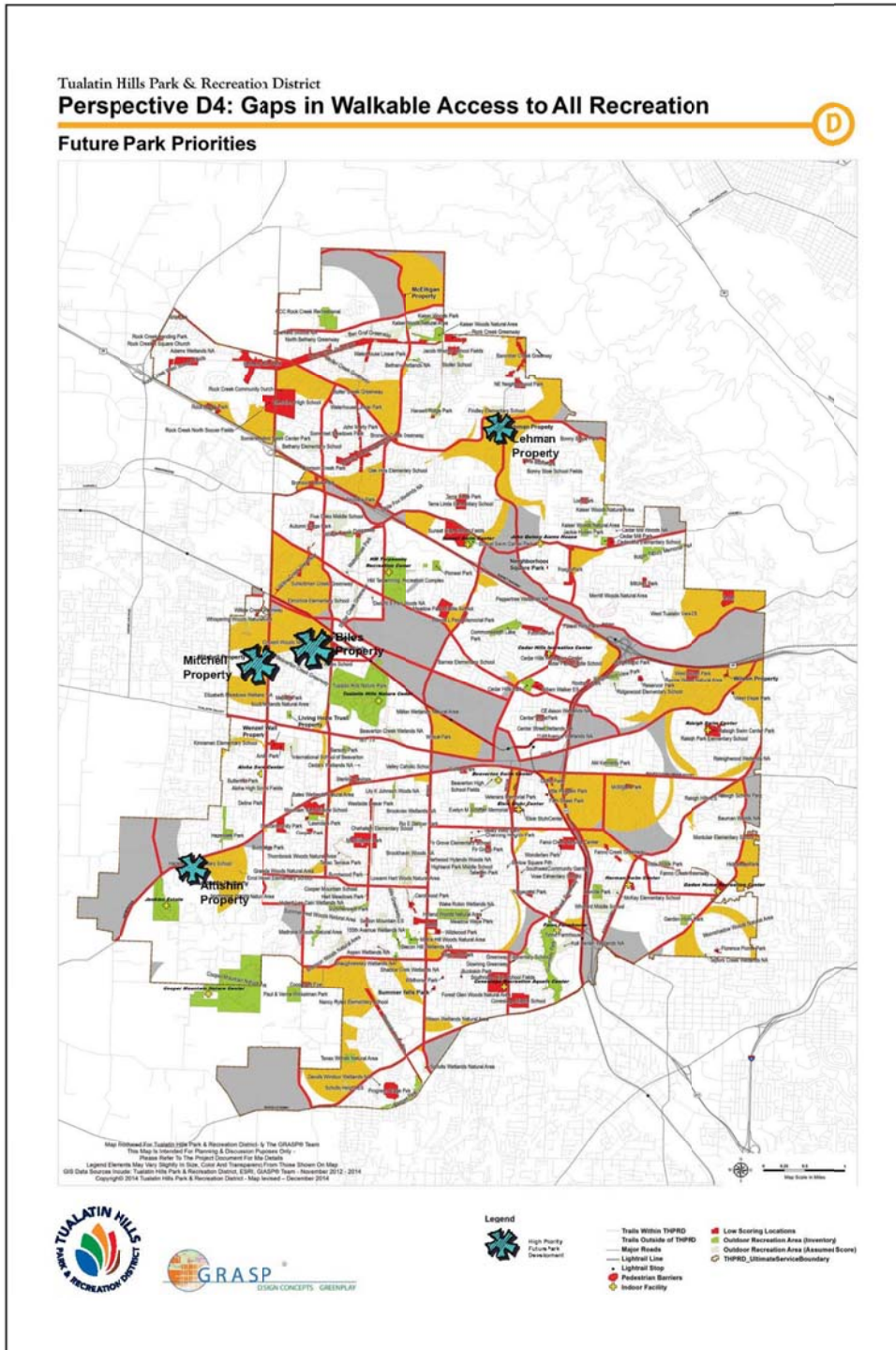


Table 4C highlights development priorities for future parks based on the park inventory and analysis work completed in fall 2014 and the park development prioritization criteria outlined in Table 4A.

Table 4C – Priorities for New Development of Future Park Sites.

High	Medium	Low
NE Neighborhood Park Wenzel / Wall Property* Wilson Property	Altishin Property Biles Property Cobb Property East Community Park Lehman Property Mitchell Property Mt. Williams Sterling Savings Property SW Community Park Site* Teufel Property	

** These properties will be evaluated for possible future use as the site of a community recreation center. If not chosen as the preferred site, one or both could be converted to a park use.*

4.4.3 Enhance Existing Park Sites

Prioritization of enhancement park projects is based on the park development prioritization criteria found in Table 4A, along with the following illustrations. Figure 4D illustrates areas of the district where existing park components scored below expectations. Figure 4E illustrates existing parks having a neighborhood LOS score below district expectations. These areas offer opportunities where neighborhood LOS might be quickly and/or inexpensively improved.

In some cases a park site needs a total redevelopment to improve its LOS. Since this type of improvement is not eligible for SDC funding, and since General Fund capital dollars are typically committed to capital replacements, there is no funding source for this level of park enhancement other than passage of a new general obligation bond measure or other outside funding such as grants or donations. As such, this strategy needs to be applied on a very limited basis and depending on availability of a funding source.

Figure 4D – Gaps in Walkable Access for All Recreation, Low Scoring Park Component Priorities.

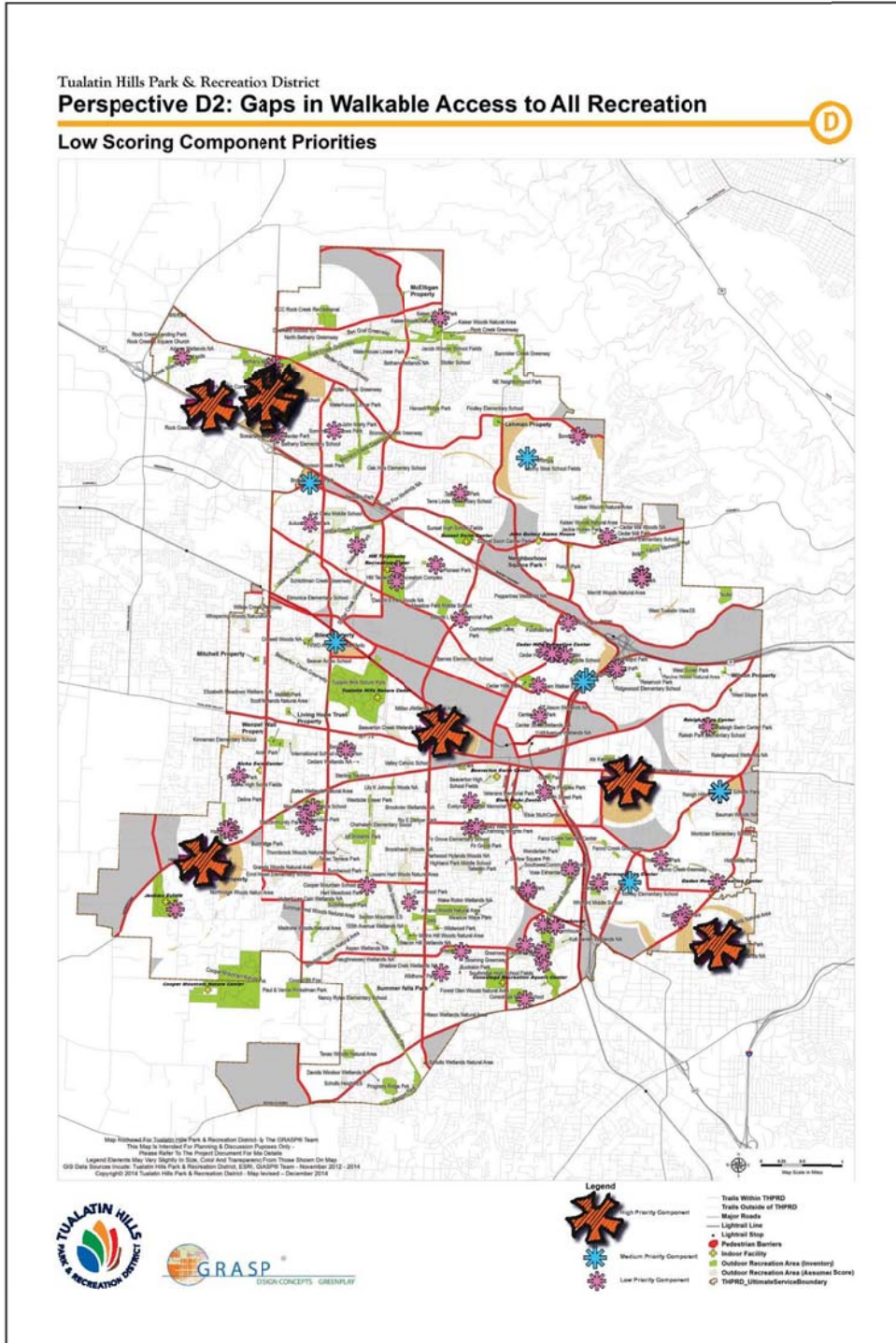


Figure 4E – Gaps in Walkable Access for All Recreation, Low Scoring Neighborhood Park Priorities.

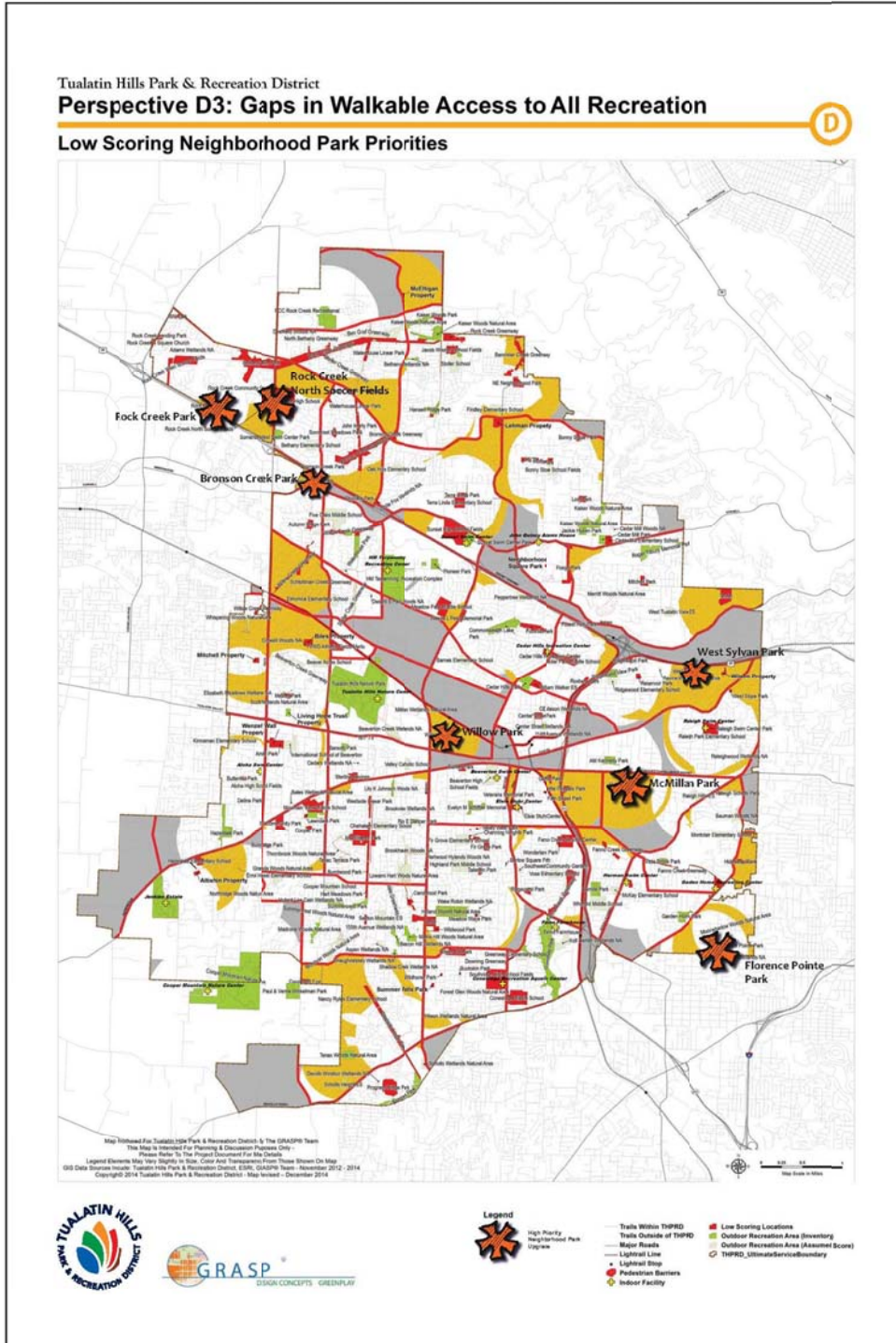


Table 4D highlights enhancement priorities for existing parks based on the park inventory and analysis work completed in fall 2014 and the park development prioritization criteria outlined in Table 4A.

Table 4D – Priorities for Enhancement of Existing Park Sites.

High	Medium	Low
Bethany Lake Park Garden Home Park John Marty Park McMillan Park Somerset Meadows Park Willow Park	Bronson Creek Park Butternut Park Carolwood Park Center Street Park Cooper Park Fifth Street Park Florence Pointe Park Foege Park Forest Hills Park Griffith Park Harman SC & Park Hart Meadows Park Hazeldale Park Holland Park Kaiser Woods Park Melilah Park Mitchell Park Raleigh SC & Park Reservoir Park Ridgecrest Park Ridgewood Park Rock Creek Park Wanda L. Peck Memorial Park Waterhouse Park West Slope Park West Sylvan Park Wildhorse Park Wildwood Park	Fanno Farmhouse Park Little Peoples Park Raleigh Scholls Park Valley Park Valley West Park Veterans Memorial Park

5. Achieving Success / How We Get There

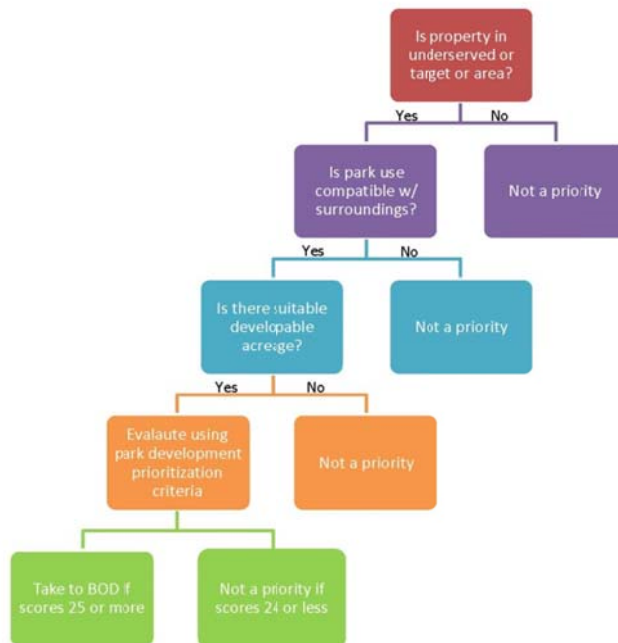
To facilitate the district’s desire to achieve success in meeting level of service (LOS) expectations outlined in Section 3 of this plan, a number of guidelines have been established for land acquisition, public involvement, park design (including system development charge credit projects) and maintenance operations. A number of funding sources are also identified in order to highlight the options available to the district for funding park development and enhancement projects.

5.1 Standards and Guidelines

5.1.1 Land Acquisition

THPRD utilizes its *Acquisition Parameters Guide*, which outlines how the district acquires properties. As part of its due diligence, the district utilizes an extensive process of inventorying potential properties for acquisition. This process is highlighted in the following illustration (Figure 5A) and helps to determine site suitability for development as a park. This process, initially created and used as part of the 2008 bond measure land acquisition strategy, has been updated to include the park development prioritization criteria outlined in the previous section.

Figure 5A – Land Acquisition Site Suitability Flow Chart.



In addition to the flow chart, a number of questions are also asked when determining acquisition and prioritization of potential park sites. These include the following:

- Does it make sense to develop this site as a park?
- Does this site fill a specific need or service?
- Is this a unique opportunity?
- Can the site fulfill its intended purpose?
- What are potential costs for future park development (utilities & infrastructure, site developability, etc.)?
- Does it serve a multipurpose opportunity for a park, natural area and/or athletic facility, or is it just a park?
- Is it a key piece to expand an existing park?

As opportunities arise, properties will be scored and placed in “high”, “medium,” or “low” suitability park sites.

5.1.2 Public Involvement

5.1.2.a Land Acquisition

Due to the confidential nature of land acquisition, public involvement does not occur during site-specific transactions. However, district residents are asked to participate in broader planning efforts to help determine where new parks are needed. This process follows the district’s *Community Outreach Procedures, Policy 4.01.01*.

5.1.2.b New Park Development

A master planning process is required of any new park development. This process includes an extensive public involvement process, ensuring residents have opportunities to provide feedback on design options and programming needs of a new park. This process follows the district’s *Community Outreach Procedures, Policy 4.01.01*.

5.1.2.c Existing Park Enhancement

Unlike new park development, a master planning process is not always required when changes are proposed to an existing park. Only in cases where major renovation of the park or reprogramming of a park use is proposed would a master planning process be utilized. This process would be the same as the process used for new park development.

When smaller changes to an existing park are proposed, such as installing permanent picnic tables or fencing near a play area, a master planning process is not utilized. Instead, informational materials and/or meetings are used to let the public know of pending changes to the park. These are typically projects where minimal options are available to solicit widespread public feedback.

In either scenario, the district's *Community Outreach Procedures, Policy 4.01.01* is followed.

5.1.2.d Encroachments

Whether identified through a master planning process or through routine maintenance operations, encroachments will be handled per the district's *Encroachments on District Property, Policy 4.02.01*. If an encroachment is identified through a master planning process for a new park project, the district will seek to have the encroachment addressed prior to completion of the park improvements in order to ensure clearly delineated park boundaries.

5.1.2.e Park Naming, Sponsorship and Memorials

Naming of park sites and other district facilities shall follow the district's *Naming of District Property, Policy 5.01.01*. In the case of sponsorships for athletic facilities or special events located in park sites, the district's *Private Sponsorships, Policy 4.01.02* shall be adhered to.

In many instances the district is approached about the placement of memorial benches, trees, boulders and other items to be located in parks. Whenever possible, these features should be included as part of a master planning effort for development of new parks and enhancement of existing parks. In all cases, such memorials shall follow the district's *Memorials and Tributes, Policy 4.01.04*.

5.1.2.f Property Disposition

There may be instances when the district acquires land for new park development or existing park enhancement and it becomes necessary to sell a portion of such property or enter into an exchange of property with another party when the result of such action provides a greater benefit to the district.

For example, the district may purchase a residence on an oversized lot adjacent to an existing park in order to improve access to that park. The district may decide to partition or perform a lot line adjustment in order to sell the portion of the property with the house and use any proceeds from the sale for improvements to the park, or to reimburse the district's land acquisition fund.

Another example may be that the district owns property and enters into an agreement with an adjacent property owner to swap a portion of the property that provides a mutual benefit to both parties. Likely reasons for such an agreement would be improved

development suitability for park improvements (i.e., flatter topography or less environmentally sensitive areas) in exchange for street frontage or visibility. The result of the land swap does not generally change the overall park size or location from what it was before the land swap occurred.

5.1.3 Park Design

In order to ensure a high level of service for its users, THPRD has established guidelines for typical park features, comforts and conveniences. The following guidelines are intended to ensure high quality and minimal long-term maintenance costs for district residents. District standards, including preferred vendors, products, model numbers and other specific information, are not included as part of the PFP because these standards are ever-evolving. However, this information is available upon request from the Planning & Development Department.

5.1.3.a Site Furnishings

Site furnishings are fundamental to any park and include, but are not limited to, seating, picnic areas, restrooms and kiosks. Typical materials used for site furnishings include recycled plastic lumber, re-purposed wood, and metal. Other materials may be considered on a project-specific basis. The following design guidelines must be considered anytime site furnishings are to be located in a park site.

- Seating
 - May include benches, seat walls, boulders or other features designed for park users to sit
 - Typically located near play areas, viewing areas / overlooks, plazas, park entries, sport courts, ball fields, along pathways and other high use park components
 - Should provide space for strollers and wheelchairs, located outside of adjacent pathways, whenever possible
 - Seat walls shall include “skate stops” as appropriate

- Picnic tables
 - May include permanent or temporary/movable tables
 - Typically located near play areas, pathways and other similar park components
 - Should provide space for strollers and wheelchairs, locate outside of adjacent pathways, whenever possible

- Trash receptacles
 - Typically located near picnic areas, play areas, park entries and other similar park components, but not directly adjacent to picnic tables and sitting areas
 - Should be located for ease of maintenance service and access

- Bike racks
 - Typically located near play areas, plazas, park entries and other similar park components as appropriate
 - Should be located in a manner that does not impede park users using pathways, plazas, park entries or other high use pedestrian areas

- Drinking fountains
 - Typically located near picnic areas, play areas, sport courts, ball fields and other similar park components
 - New drinking foundations must include pet bowl and jug filler options
 - Should consider use of dual basins in high use areas
 - Should be located for ease of maintenance service and access

- Bollards
 - May include permanent, removable, collapsible or other site elements, such as boulders or logs
 - Typically located near park entries where pathways connect to transition ramps at sidewalks, parking areas, drive aisles or streets
 - Where maintenance access is needed, removable or collapsible bollards shall be used at park entries and pathways as appropriate
 - Decorative bollards may be used in locations where a higher level of design detail is desired, such as at main park entries or plazas
 - Consider use of reflective tape where bollards are located in pathways that are located in high use areas or that function as trails

- Doggie bag dispensers
 - Typically located near primary park entries, dog park entries and other similar park components as appropriate
 - Should be located near trash receptacles and may be mounted on a sign post, fence or other surface as appropriate

- Picnic shelters
 - Typically located near parking areas, play areas and other similar park components as appropriate
 - Should be large enough to accommodate six (6) permanent picnic tables, include two (2) ADA picnic tables
 - May include security lighting and power source (outlets), and should consider the use of solar power when provided
 - Placement of trash receptacles and barbecue grills should be adjacent to the picnic shelter but not directly underneath it's roof
 - May serve as an artistic element customized to the site
 - Should be located for ease of maintenance service and access, and with clear sight lines from park entries for security

- Restrooms
 - May be permanent or temporary (portable) based on park classification, use and/or programming, such as community gardens, sports or picnic shelters
 - Typically located near park entries, picnic areas, sport courts, sport fields and other similar park components
 - Permanent restrooms should include security measures to prevent after hours use if located at a non-staffed district site
 - Permanent restrooms should include a family restroom facility in addition to male/female facilities
 - Temporary restrooms may include a permanent enclosure
 - Enclosures may serve as an artistic element to the site
 - Should be located for ease of maintenance service and access, and with clear sight lines from park entries for security

- Kiosks
 - Typically located at parks that also serve as a trailhead or at community or special use parks having high use as a result of programming and/or activities

- Artwork
 - Should be considered in the overall design of the park site, as appropriate, and can be incorporated as part of the site furnishings (benches, kiosk, portable toilet enclosure, etc.); as park components (play equipment, picnic shelter, etc.); as stand-alone elements (bridge, sculpture, mural, etc.); or as educational features (interpretive elements, environmental features, etc.)

5.1.3.b Play Areas

Play areas are an important component to any park site and the following items must be considered whenever play areas are included.

- Play equipment
 - Typically located having clear sight lines from park entries, picnic areas and other high use components
 - Typically includes play elements for all ages and abilities (including swings), although may be separated depending on size of play area
 - Typically includes play elements of varying styles and skill levels
 - Should be located for ease of maintenance service and access
- Safety surfacing
 - Typically includes rubberized surfacing or engineered wood fiber (EWF)
 - Typically will be contained by curbing or other edging material
 - Shall comply with all national and industry safety standards
- Accessibility
 - Play areas and equipment should be all inclusive, to the greatest extent possible, providing play elements for all age and abilities, including mobility, visual, audio and cognitive features
 - Where EWF is used, transition ramp shall be provided to permit access from pathways to the play area
- Drainage
 - Shall provide a subsurface drainage system under safety surfacing and shall daylight away from play area as appropriate
 - Ensure positive surface drainage away from play equipment and other surface play elements
- Spatial relationship to other park components
 - Typically located having clear sight lines from park entries, picnic areas and other high use components
 - Avoid locating adjacent to ball fields, sports courts or other active/programmed uses as appropriate to reduce user conflicts (refer to the Athletic Facilities Functional Plan for additional information)
 - Avoid locating in stands of large, mature trees where tree litter and debris may be cause for safety and/or maintenance concerns

- Nature play
 - Typically located in parks having greater areas of natural features, such as woodlands, steep slopes and water courses
 - Typically include boulders, logs or other natural elements and use of such elements should be considered when site conditions are appropriate
 - Should use materials found on site or nearby sites to utilize unique features of the site
 - Can be mixed with typical play areas or developed as stand-alone park components refer to the Natural Resources Functional Plan for additional information

5.1.3.c Accessibility

All parks, their components and the comforts and conveniences within them shall be designed to be fully accessible for park users of all ages and abilities to the greatest extent possible. While it is understood that not every portion of a park site may be ADA accessible, every effort should be made to ensure all intended experiences of that park site are made available to all park users. Accessibility is a critical piece for any district park site or facilities and the following items must be considered.

- Mobility
 - Transitions shall be provided at all park entries where ADA access is provided or will be provided
 - Adequate space shall be provided adjacent to benches, picnic tables and other seating areas for mobility devices
 - Provide railings and landings or pullouts whenever steep slopes occur on pathways for long or extended stretches
- Visibility
 - Where transition ramps occur at park entries or other locations within a park, black tactile warning strips shall be used to create a high level of contrast
 - Where transition ramps occur within street right-of-ways, yellow tactile warning strips shall be used unless otherwise required by the agency with jurisdiction
 - Park component elements and site furnishings should take into consideration use of color schemes that promote easy visibility and/or contrast from adjacent park features

5.1.3.d Pathways

Pathways are intended to provide opportunities for access and exercise internally within a park site and therefore the following items must be considered. Additional information can be found in the Trails Functional Plan and the Natural Resources Functional Plan related to pathways.

- Hard surface
 - Typically are asphalt or concrete
 - Typically are five (5) feet wide, but wider widths should be considered in high use areas
 - Concrete is typically used in areas near parking areas, park entries, plazas, picnic shelters and other high use areas of a park
 - Asphalt is typically used for main and looped pathways within a park or connections to park components from a main pathway
 - Use of pervious pavement should be considered

- Soft surface
 - Typically are crushed rock, bark chips or bare earth
 - Typically are three (3) feet wide, but wider widths should be considered in high use areas
 - Crushed rock shall include a binding agent when located in high use areas to provide greater stabilization
 - Should consider use of edging material, especially with crushed rock, to keep material contained for ease of maintenance
 - Use of bark chips should be avoided where wet site conditions are commonly found

5.1.3.e Signage

All signage proposed at park sites shall adhere to the district's approved Signage Master Plan. The following list represents signage most commonly found at park sites throughout the district.

- Identification
 - Typically includes the A1 sign type at neighborhood park sites; A2 sign type at community and special use parks; and A3 sign type at all park sites
 - A1 and A2 signs are located at the main park entry, are perpendicular to the street and may be located in a landscape bed
 - A3 signs are located at secondary park entries; include a R1 sign and doggie bag dispenser; are offset at least two (2) feet from the edge of the entry pathway and/or sidewalk; and may be located in a landscape bed

- Regulatory
 - Typically includes the R1 sign type at all park sites, although other regulatory signs may be applicable, such as for sport courts, ball fields or dog parks, if such park components are present
 - R1 signs are typically located at all park entries and can be combined with A3 signs and doggie bag dispensers as appropriate
 - All other regulatory sign types are located at the appropriate park component(s) within the park

- Informational
 - Typically includes interpretive signage, although other signage may be applicable
 - Interpretive signs are typically used when unique site features or educational characteristics exist and must adhere to the district's interpretive signage program as administered by its natural resources department

5.1.3.f Lighting

Due to the district's regular operating hours from dawn to dusk at its neighborhood parks, lighting is generally not provided. However, there are instances when lighting is necessary and the following items must be considered on those occasions when lighting is used.

- Pathways
 - Typically are pedestrian-scaled, pole-mounted lamps or ornamental bollards
 - Other lighting styles may be considered depending on the intent of their use

- Parking areas
 - Typically are limited to use in off-street parking areas

- Security
 - May be included with picnic shelters and permanent restrooms as determined by the district's superintendent of security operations

5.1.3.g Parking

Like lighting, parking is typically not provided at neighborhood parks. However, there may be instances when parking is needed; therefore the following items need to be considered when parking is provided.

- On-street

- Typically the most common type of parking available
- Need to consider relationship between park components and street frontage (i.e. routes from street to community garden or picnic shelter)
- Off-street
 - Typically provided as required by park programming needs or as designated in the Athletic Facilities Functional Plan
 - Should be located to minimize conflicts with nearby park components
- Bicycle parking
 - Typically located at main park entries, play areas, plazas and other high use park components
 - Should be located in a manner that does not impede park user pedestrian movements
 - Should consider bike access to a park from streets, parking areas and/or trails
 - Refer to 5.1.3.a site furnishings for details about bike racks
- Half-street improvements
 - Typically required when no sidewalk or curb exists along a park's street frontage and shall be designed to meet all regulatory requirements
 - When required, improvements should be incorporated into the overall park design and provide for on-street parking as appropriate
 - Such improvements should be considerate of adjacent properties and street frontages

5.1.3.h Fencing

Although fencing is not normally used at neighborhood parks, there are instances when it becomes necessary to delineate property or natural area boundaries or for safety and security purposes. Whenever fencing is used in a park site, the following fencing types should be considered.

- General considerations
 - The district does not install fencing for property owners; in those instances where it is required, the district shall place such fencing on the property owner side of the property line and is not responsible for such fencing after installation
 - Fencing should be located within a mow strip as deemed necessary by the maintenance department regardless of fencing type

- Split-rail
 - Typically used for site boundaries, natural areas and safety and is the district's preferred fencing type in most situations where delineation between activities or uses is needed
 - When used for site boundaries, should be placed on district side of the property line for ease of maintenance
 - Generally three (3) to four (4) feet tall having two (2) rails; fences having three (3) rails are considered "heavy duty"
 - Should be considered along pathways having steep downhill slopes
 - Should be considered along street frontages where play areas are located within 100 feet of a street
 - Should be located within a bark mulch mow strip as appropriate

- Chain-link
 - Typically used for site boundaries, natural areas and safety
 - Generally three (3) to six (6) feet tall depending on situation
 - Should be considered along street frontages, parking areas, pathways and other high use areas where sport courts and ball fields are located; refer to the Athletic Facilities Functional Plan for more details
 - May be galvanized or vinyl-coated depending on location; where vinyl-coating is needed, it should be black
 - Consider use of privacy slats as appropriate

- Wood plank
 - When required. may be used for site boundaries
 - Generally four (4) to six (6) feet tall
 - Should consider "good-neighbor" fencing when located along park accessways or as otherwise appropriate

- Field fencing
 - Typically used for natural areas
 - Generally two (2) to five (5) feet tall
 - Should be considered along natural areas where access by park users is not desired, such as mitigation or restoration areas
 - Generally used on a temporary basis

- Ornamental / decorative
 - Ornamental or decorative fencing may be considered in those instances where a higher level of design is desired, such as plazas or main park entries

5.1.3.i Landscaping

The following items must be considered for landscaping occurring within district park sites. Use of native and drought tolerant species should be considered whenever possible, especially in locations where irrigation is not provided.

- Locations
 - Typically located at park entries, plazas, sitting areas and other appropriate areas, often being an integral part of the park design
 - Shall include native and drought tolerant plant species as appropriate, but should consider ornamental plant species where irrigation is available
 - Site entries typically include low-growing shrubs, groundcovers and perennials, and may include small ornamental trees as appropriate
 - Activity areas typically include low-growing shrubs, groundcovers and small to medium sized ornamental or shade trees, and may include perennials in regularly maintained areas having irrigation
 - General site landscape typically includes medium to large shade trees in groupings/massing or as stand-alone specimen trees
 - Existing landscaping and trees should be protected and incorporated into park site development / enhancement / redevelopment whenever possible
- Ornamental grasses
 - Generally require minimal maintenance once established and are typically used at park entries, plazas and other high use park areas
- Groundcovers
 - Typically used in areas where turf grass is not appropriate, such as on steep slopes, and in planter beds where low foot traffic is anticipated
 - Can consider use of ornamental plant species in high visibility areas, such as main park entries, plazas and other similar areas, and when irrigation is available
- Shrubs
 - Should consider ornamental plant species in areas where more visible to park users, such as park entries, sitting areas and play areas, and where irrigation is available

- Should consider native plant species along park boundaries, natural areas and other locations where buffers are needed
- Trees
 - Avoid the use of trees having excessive litter and debris in areas of high park use, such as play areas, picnic areas, sport courts and ball fields
 - Need to consider mature tree sizes when siting trees to ensure compatibility with nearby park components
 - Avoid placement of trees within ten (10) feet of pathways and sidewalks; where trees are needed within ten (10) feet (e.g., street trees or plazas); where applicable, follow the City of Beaverton Street Tree Standards
- Low maintenance guidelines
 - Avoid the use of plant species that produce excessive litter and debris, such as fruit, pods or cones
 - Avoid the use of plant species susceptible to wood rot or limb breakage (“weak wooded”) in areas of high park use, such as play areas or picnic areas, or near parking areas
 - Avoid siting plant species that overhang pathways, sitting areas, play areas, sport courts and other similar park components
 - Trees located in open turf areas must have a “mow ring” around its trunk at the time of planting

5.1.3.j Irrigation

Irrigation is generally used to help plants get established after their initial planting or when turf areas are maintained for programmed activities, such as soccer. The district monitors efficiency trends and irrigation systems and must consider the efficient use of water in their design and operation. In the event that water supply is decreased, the district will re-evaluate its irrigation approach accordingly. Whenever irrigation is used at a park site, the following items must be taken in account.

- Shrub beds
 - Shall be irrigated when water source is available
- Turf areas
 - Shall be irrigated when water source is available unless determined otherwise by the maintenance department (based on intended programmed use of the turf area)

- System components
 - Typically includes, but is not limited to, controllers, wiring, valve boxes, valves, piping and sprinkler heads

5.1.3.k Storm Water Management

Dealing with storm water runoff on-site at district park sites and facilities has become common practice and incorporated into overall park design. As such, the following items need to be considered for storm water management at park sites.

- Pervious surfaces
 - Typically considered for use of pathways, plazas, parking areas and other hard surfaced areas where feasible and includes the use of asphalt, concrete or pavers depending on intended use
 - Asphalt should be considered for lower use pathways or low-use/ smaller sized parking areas
 - Concrete should be considered for higher use pathways, plazas, picnic areas or moderate-use parking areas
 - Pavers should be considered for plazas, picnic areas or parking stalls where drive aisles will be an impervious material
- Bioswales / filtration strips
 - Typically considered for use adjacent to plazas, parking areas, pathways, sports courts and other hard surfaced areas
 - Shall be planted in accordance to the guidelines set forth by Clean Water Services Design and Construction Standards
- Detention / retention ponds
 - When such areas are desired or required, they shall be incorporated into an overall park's design and development, and shall be planted in accordance to the guidelines set forth by Clean Water Services Design and Construction Standards
- Wetland mitigation / enhancement
 - When such areas are desired or required, they shall be incorporated into an overall park's design and development, and shall be planted in accordance to the guidelines set forth by regulatory agencies

- Vegetated corridor mitigation / enhancement
 - When such areas are desired or required, they shall be incorporated into an overall park's design and development, and shall be planted in accordance to the guidelines set forth by Clean Water Services Design and Construction Standards
- Low impact design alternatives
 - It is the intent of the district to preserve natural areas, to the greatest extent possible, as part of an overall park's design and development and to minimize development impacts to such areas as much as possible
 - Typically includes the incorporation of smaller, integrated treatment techniques scattered throughout the site rather than a large, single treatment solution when space allows
 - Refer to guidelines established by Clean Water Services

5.1.3.l Crime Prevention Through Environmental Design (CPTED)

Along with the desire of creating well-designed parks to provide quality recreation and green space opportunities for its residents, the district is also intent on ensuring the safety and security of its parks and facilities. To help make this possible, the following fundamental CPTED principles should be considered.

- Access
 - Establishment of clearly defined park entries and routes for park users to easily pass through a park site
 - Establishment of clearly defined park boundaries to differentiate between public and private spaces
- Visibility
 - Maintain open sight lines throughout a park site in order to promote natural surveillance and the "see and be seen" concept

5.1.3.m Sustainability

As the district strives to create, operate and maintain more sustainable parks and facilities, the following principles should be applied whenever possible.

- Materials found on site
 - Shall incorporate the use of materials of the park site into the overall development of the park as appropriate

- Typically includes stone, wood or other natural site features for the use of nature play areas, seating areas, artwork, landscape features, interpretive elements or other such feature
- Native / local materials
 - Shall incorporate building and landscape materials and products manufactured and distributed in the pacific northwest to the greatest extent possible
- Leadership in energy and environmental design (LEED)
 - Encouraged to be incorporated into an overall park development as appropriate
 - For parks, this typically applies to buildings, such as permanent restrooms, and lighting, such as all exterior and the control of spillover lighting onto adjacent properties
- Sustainable sites initiative
 - Encouraged to be incorporated into an overall park development
- Water conservation
 - Irrigation systems should be efficiently designed to maximize water usage with minimal water loss
 - Irrigation systems should be taken off-line once plant establishment has occurred or when turf areas are no longer programmed for sports and other activities
 - Use of native and drought tolerant plants are highly encouraged

5.1.4 System Development Charges (SDC) Credit Projects

5.1.4.a Credits for Minimum Standards

Developer SDC credit projects are partnerships between a developer and the district to develop park sites in lieu of having the developer pay SDC fees. This partnership is described in more detail in section 5.2.3 below.

The district shall only provide credit for the minimum standards at which the district would develop a park site. For example, when concrete is used for a loop pathway in lieu of using asphalt, credit shall only be granted for the cost of using asphalt. Additional costs associated with the use of concrete shall be borne by the developer of the project.

Similarly, where a four (4) foot tall chain-link fence is used where a split-rail fence could be used instead, credit shall be given for the cost of the split-rail fence rather than the chain-link fence.

5.1.5 Maintenance Operations

Maintenance operations at district park sites fall into one of three categories: park maintenance, athletic facilities maintenance, or natural resources maintenance.

- Park maintenance provides for safe and open access opportunities for people to recreate, play and enjoy the outdoors
- Athletic facilities maintenance provides for safe and open access opportunities for people to compete and play on sport fields and courts
- Natural resources maintenance is intended to lessen human impacts and allow natural processes to continue, while providing safe access for people where appropriate

Please refer to the Athletics Facilities Functional Plan for additional information relating to athletic facilities maintenance and the Natural Resources Functional Plan for additional information relating to natural resources maintenance. Park maintenance operations are identified as follows:

5.1.5.a General Considerations

- Park maintenance is performed in a zone management structure with eight park zones and two trail zones. Zone maps and weekly site schedules are updated and available at www.thprd.org
- Park maintenance and operation standards and guidelines are taken from THPRD's *Maintenance Standards Manual* and should be referenced for the most current maintenance and operations practices

5.1.5.b Frequency of Operations

- Frequency of park maintenance is determined by service levels established for park sites, as shown below in Table 5A
- Routine park maintenance operations are seasonally dependent, but are typically consistent for approximately eight (8) to nine (9) months out of the year
- Park maintenance operations during the winter months are typically project based, but also include winterization and spring preparation of assets and landscapes

Table 5A – Maintenance Operation Service Levels.

Service Level	Site Description	Typical Park Features	Service Frequency
1	Typically identified as community parks, special use parks or recreation / swim centers, and are highly programmed for sports leagues and tournaments.	High-use irrigated sport fields / landscapes, rentable picnic shelters, community gardens, dog parks, splash pads or destination features (i.e. unique play equipment, nature play areas, lakes, day-use camp areas, special event features), and typically contain high-use garbage cans and dog bag dispensers or an athletic field that may need a second mow.	2 times per week
2	Typically identified as neighborhood parks, higher use trail segments or linear parks, and may also include sport fields and passive green spaces. Level 2 sites make up the majority of parks in the district.	Children’s play areas, picnic areas, trails, green spaces, modest natural areas, outdoor basketball or tennis courts, irrigated sport fields or passive recreation areas, and typically contain irrigation systems, drinking fountains, benches, picnic tables, garbage cans, dog bag dispensers, signs, etc.	1 time per week
3	Typically identified as green spaces, natural areas, trail segments or power line corridors; are non-irrigated, non-programmed and typically not used for park-type activities; and could include land owned by the district but not developed.	Undeveloped landscape, field grass, soft surface trail sections or natural areas, & some sites may have a garbage can or dog bag dispenser.	1 to 2 times per month

5.1.5.c Typical Park Maintenance Duties

Park maintenance strives to keep their field staff on a regular maintenance routine for efficiency purposes, yet emergency response is unavoidable. Examples of both are as follows:

- Routine park maintenance duties:
 - Trash removal
 - Dog bag dispenser stocking
 - High production mowing
 - General landscape practices
 - Safety inspections and reports
 - Irrigation system maintenance
 - Pesticide application

- Emergency response maintenance duties:
 - Vandalism repair
 - Graffiti removal
 - Safety response
 - Hazard tree / storm response
 - Snow / ice removal

5.1.5.d Support Services

Park maintenance provides a level of support for other district functions, such as identified below.

- Special events
- Community events
- Picnic shelter rentals

5.2 Funding

5.2.1 Capital Improvement Program (CIP)

The district's capital improvement program (CIP) is a combination of deferred maintenance capital projects and SDC development projects (new parks or existing park enhancements). Additionally, the list takes into account the project priorities outlined in Section 4.4 List of Priority Areas of this PFP. Projects in the CIP are then funded through the district's budgeting process with either general funds or SDC funds. Grants, partnerships, donations and volunteers may also be solicited to help fund projects identified in the CIP in an effort to maximize district resources.

As stated above, the two primary funding streams available to deliver projects on the CIP are:

5.2.1.a Property Taxes / General Fund

The district's primary funding source is property tax revenues. These revenues go into the district's general fund and are then allocated for capital projects and maintenance operations on an annual basis. These funds are typically prioritized toward capital replacements.

5.2.1.b. System Development Charges / SDC Fund

The district's secondary source of funding for park improvements comes from its system development charges (SDC) fund. Since 1997 the district has collected fees on new residential and commercial development occurring within its service area. These fees can only be used for new park development or improvements to existing parks to expand capacity necessitated by new development. SDC funds cannot be used for capital replacement or maintenance purposes.

5.2.2 Developer SDC Credit Projects

In lieu of paying SDC fees at the time of development, developers may enter into a memorandum of understanding (MOU) to construct park improvements in the amount of estimated SDC fees that would normally be charged. The MOU outlines specific park improvements to be constructed for which credit will be issued. The MOU also includes language to ensure that such park improvements meet district design standards and guidelines.

5.2.3 Grants

Multiple grant opportunities exist for funding of park improvements, in part or wholly. Grant sources include private foundations, such as the United State Tennis Association, and public agencies, such as the Oregon Parks and Recreation Department. Grants can be used to acquire land, fund an entire park development and/or just a portion of a park, such as play equipment, picnic shelter, or sports court. Grants can also be used for new park development or enhancement of existing parks and facilities. The district will typically use SDC funds as a local match in order to leverage grant funds.

5.2.4 Donation / Volunteer / Partnership

In certain instances, park improvements are donated to the district or provided to the district. This could include land, materials, products, and/or labor for the construction or installation of park improvements. In most instances, this occurs in conjunction with

improvement projects of other public agencies, such as Beaverton School District, Tualatin Valley Water District, or the City of Beaverton. In some instances, park improvements can come from private development or community groups seeking improvements of park facilities of their neighborhoods.

5.2.5 Future Bond Funding

The district may pursue the issuance of bonds if approved by voters during a general or special election. Bond funds can be used for a variety of projects based on how the bond is crafted, including land acquisition, new park development, redevelopment of existing parks, capital replacements or a combination of these items. Bond funds can be short-term or long-term, and can be used for specific projects or many different projects.

6. Success Monitoring / How Are We Doing?

6.1 Performance Measures

Traditional performance measures for park and recreation, typically monitored annually, include things such as:

- Acres of new park land acquired
- Number of park master plans completed
- Number of new park sites developed
- Number of existing park sites enhanced
- Number of capital replacement projects completed

While the district will monitor these items, they cannot be stand-alone measurements as many factors can influence targeted outcomes. Budget constraints, shifts in priorities, environmental considerations and other such factors can impact the length of time to complete projects or acquire land.

With an emphasis on improving walkable access to parks and improving district-wide neighborhood LOS scores, the district will also monitor the following items:

- Ensure one-half (½) mile walkable access, free of pedestrian barriers, to neighborhood parks or park components and amenities at other district facilities
- Create well-designed parks that promote healthy active lifestyles and promote positive activities for youth
- Operate and maintain parks sustainably and efficiently with high standards

6.2 Monitoring Procedures

The district will use a variety of methods to monitor its successes, or shortfalls, in achieving its expectations. Monitoring of expectations will occur on an annual basis or a multi-year basis depending on outcomes being monitored.

6.2.1 Short Term Monitoring

One of the easiest ways for the district to gauge whether it is increasing its neighborhood LOS is through its annual maintenance inspection process. Each year all district assets at its parks and facilities are evaluated and placed into the deferred maintenance database. This database is used to help prioritize capital replacement projects during the budgeting process. As replacement projects occur, often updating park components and amenities, these items can be tracked against the park inventory

database completed in the fall of 2014 and LOS scores can be adjusted to reflect these improvements.

Park inventory scoring analysis can also be performed, independently or as part of the maintenance inspection process, to determine increases or decreases in neighborhood LOS by evaluating current conditions to the 2014 park inventory information.

Park user surveys are another way the district can monitor whether or not LOS expectations are being met or if walkable access is improving. Although these types of surveys are not scientific or statistically accurate, they do provide a method of getting immediate feedback from the people in the parks.

6.2.2 Long Term Monitoring

Because projects such as master plans, new park development, and existing park redevelopment often take more than one year to complete, it is more effective to monitor for success on a two-to-three year basis. Tracking projects identified in the district's annual budget is one of the easiest ways to track progress, comparing projects completed on time versus those that get delayed or eliminated.

Comprehensive park inventory and analysis work can be performed every five years to update neighborhood and community LOS scores for the district's park sites, as well as to update the maps showing results of the inventory. This type of comprehensive analysis confirms short term monitoring results and establishes new baselines for moving forward.

7. Appendix

7.1 Park Inventory and Level of Service (LOS) Scoring

The following tables summarize scoring for both neighborhood and community LOS at the district’s park sites. Scores are based on the park inventory and analysis work completed in fall 2014. More detailed information on individual park sites can be found in the Inventory Atlas later in this appendix.

Table 7A – LOS for Neighborhood Park Sites.

Site Name	Neighborhood Score	Community Score
A.M. Kennedy Park	72.0	72.0
Arnold Park	22.0	22.0
Autumn Ridge Park	36.0	38.4
Barrows Park	54.0	54.0
Barsotti Park	61.2	61.2
Bethany Creek Falls Park	Tbd	Tbd
Bonny Slope Park	26.4	26.4
Bronson Creek Park	16.5	16.5
Buckskin Park	13.2	13.2
Burnsridge Park	13.2	13.2
Burntwood Park	17.6	17.6
Butternut Park	18.0	18.0
Carolwood Park	26.4	28.8
Cedar Mill Park	58.5	70.2
Center Street Park	33.0	41.8
Channing Heights Park	26.4	31.2
Cooper Park	16.8	16.8
Eichler Park	28.8	28.8
Fifth Street Park	6.0	6.0
Fir Grove Park	19.2	19.2
Florence Pointe Park	7.7	7.7
Foege Park	22.0	22.0
Foothills Park	26.4	26.4
Forest Hills Park	21.6	31.2
Garden Home Park	43.2	52.8
George W. Otten Park	28.8	28.8
Griffith Park	28.8	67.2

DRAFT PFP - 4/13/15

Hansen Ridge Park	54.0	54.0
Hart Meadows Park	16.8	16.8
Hideaway Park	19.2	19.2
Hiteon Park	21.6	21.6
Holland Park	9.6	9.6
Jackie Husen Park	87.8	87.8
John Marty Park	19.2	19.2
Kaiser Woods Park	16.8	16.8
Kaiser Woods South Park	6.6	6.6
Lawndale Park	7.2	7.2
Little Peoples Park	19.2	19.2
Lost Park	19.8	24.2
McMillan Park	31.2	33.6
Meadow Waye Park	26.4	26.4
Melilah Park	33.6	38.4
Mitchell Park	31.2	38.4
Murrayhill Park	24.0	28.8
Neighborhood Square Park (Timberland)	28.8	28.8
NW Park	19.2	19.2
Pioneer Park	72.0	72.0
Raleigh Scholls Park	4.4	2.2
Reservoir Park	2.2	2.2
Ridgecrest Park	26.4	30.8
Ridgewood Park	8.8	8.8
Ridgewood View Park	48.0	52.8
Rock Creek Park	21.6	24.0
Rock Creek Landing Park	13.2	17.6
Roger Tilbury Memorial Park	68.4	68.4
Roxbury Park	22.0	26.4
Roy E. Dancer Park	48.6	48.6
Satterberg Heights Park	2.2	2.2
Sexton Mountain Park	28.8	28.8
Skyview Park	14.4	14.4
Somerset Meadows Park	26.4	34.8
Summer Falls Park	21.6	21.6
Summercrest Park	40.8	45.6
Taliesen Park	4.4	4.4
Terra Linda Park	30.8	37.4

The Bluffs Park	26.4	26.4
Thornbrook Park	15.4	15.4
Valley Park	3.3	3.3
Valley West Park	3.3	3.3
Vista Brook Park	82.8	90.0
Wanda L. Peck Memorial Park	21.6	21.6
Waterhouse Park	40.8	40.8
West Slope Park	14.4	14.4
West Sylvan Park	13.2	17.6
Wildhorse Park	11.0	11.0
Wildwood Park	14.4	14.4
Willow Park	5.5	5.5
Wonderland Park	16.8	16.8

Table 7B – LOS for Community and Special Use Park Sites.

Site Name	Neighborhood Score	Community Score
Community Parks		
Bethany Lake Park	36.0	36.0
Camille Park	82.8	104.4
Cedar Hills Park	181.4*	208.6*
Commonwealth Lake Park	90.0	90.0
Evelyn M. Schiffler Memorial Park	115.2	133.2
Greenway Park	110.4	115.2
Harman Park & Swim Center	21.6	24.0
Hazeldale Park	60.0	64.8
Paul & Verna Winkelman Park	93.6	115.2
Raleigh Park & Swim Center	36.4	59.8
Somerset West Park & Swim Center	111.6*	111.6*
SW Quadrant Community Park	129.6*	154.8*
Special Use Parks		
Cooper Mountain Nature Park	90.0	90.0
Fanno Farmhouse	25.2	25.2
H.M. Terpenning Recreation Complex	200.4	298.8
Jenkins Estate	85.8	113.0
John Quincy Adams Young House	17.6	17.6
PCC Rock Creek Recreational Facility	148.2	273.0

DRAFT PFP - 4/13/15

Progress Lake Park	30.8	37.4
Tualatin Hills Nature Park	101.4	109.2
Veterans Memorial Park	21.6	21.6

**based on funded anticipated improvements*

Table 7C – LOS for Undeveloped Park Sites.

Site Name	Neighborhood Score	Community Score
Altishin Property	4.4	4.4
Biles Property	4.4	4.4
Lehman Property	4.4	4.4
NE Neighborhood Park	8.8	8.8
Mitchell Property	4.4	4.4
Sterling Savings Property	4.4	4.4
Wilson Property	4.4	4.4
Cobb Property	4.4	4.4
East Community Park	4.4	4.4
Mt. Williams Park	8.8	8.8
SW Community Park Site	8.8	8.8
Teufel Property	13.2	13.2
Wenzel / Wall Properties	4.4	4.4

7.2 Addendum to 2013 Comprehensive Plan Update – Inventory Update, Walkability Assessment and Prioritization

This addendum to the 2013 Comprehensive Plan Update summarizes the inventory of park sites that was completed during the fall of 2014. Based on the full inventory of district park sites, a walkability analysis was conducted to identify pedestrian barriers (such as freeways, arterial streets, rail lines and waterways). This analysis shows which areas of the district are underserved because pedestrian barriers make it difficult for district residents to access parks. The addendum also makes recommendations on how to overcome these barriers and improve neighborhood LOS.

7.3 Inventory Approval Atlas, October 2014

The inventory atlas identifies the components and the comfort and convenience amenities found at each of the district's park sites. The atlas also contains scoring information and comments or feedback for an entire park site, as well as the individual components and amenities found in that park.

7.4 2014 Park Development and Maintenance Survey Results

Park Development & Maintenance Survey

196 Results
61 paper (31%; 135 online (69%))
(as of 11/21/14)

Note: Percentages may exceed 100% for questions that allowed for more than one response.

<p>What is your zip code?</p>	<p>45 (23%) = 97007 39 (20%) = 97229 34 (17%) = 97008 22 (11%) = 97006 19 (10%) = 97225 17 (9%) = 97005 14 (7%) = 97223 6 (3%) = Other</p>
<p>Is there a THPRD park close to your home that you walk to?</p>	<p>153 (78%) = Yes 39 (20%) = No 2 (1%) = Don't Know 2 (1%) = Did Not Answer (DNA)</p>
<p>On average, how often do you visit THPRD parks?</p>	<p>110 (56%) = Weekly 43 (22%) = Daily 33 (17%) = Monthly 10 (5%) = Yearly 3 (2%) = Never</p>
<p>What are the main reasons you visit parks? Please choose 5.</p>	<p>154 (79%) = Exercise (i.e. walking, jogging) 110 (56%) = Nature / wildlife 94 (48%) = Play area / play equipment 50 (26%) = Dog park / dog walk 47 (24%) = Picnicking 41 (21%) = Leisure sport (i.e. basketball, tennis, skateboarding) 40 (20%) = Special event (i.e. concert in the park) 39 (20%) = Programmed sport (i.e. baseball, soccer, lacrosse) 35 (18%) = Water play feature / splash pad</p>

DRAFT PFP - 4/13/15

	<p>18 (9%) = Other 13 (7%) = Specialty activity (i.e. disc golf, horseshoes, bocce) 7 (4%) = DNA 4 (2%) = Community garden</p>
<p>What amenities or comforts do you prefer at the parks you visit? Please choose 4.</p>	<p>134 (68%) = Restroom facility / portable toilet 102 (52%) = Drinking fountain 92 (47%) = Seating 84 (43%) = Parking 75 (38%) = Landscaping (i.e. shrub/flower beds & trees) 56 (29%) = Containers for recycling 46 (23%) = Picnic shelter 29 (15%) = Other 27 (14%) = Bike racks 10 (5%) = DNA 9 (5%) = Artwork</p>
<p>Of the following items, what are the most important to you? Please choose 3.</p>	<p>152 (78%) = Timely repair of damaged park features (i.e. benches, drinking fountains, play equipment) 140 (71%) = Litter & debris removal 68 (35%) = Prompt graffiti removal 61 (31%) = Regularly mowed & irrigated grassy areas 61 (31%) = Water conservation practices (i.e. reduced irrigation in less used grassy areas) 32 (16%) = Tree / shrub pruning & removal of brush to improve sight lines within a park 16 (8%) = Weed-free landscape beds & common areas 15 (8%) = Other 11 (6%) = DNA</p>
<p>Rank the following. How would you prioritize the following efforts to provide quality parks? 1 being the highest priority; 3 being the lowest priority.</p>	<p>Develop vacant park lands 1.5 = Average Rating 82 (42%) = 1; 78 (40%) = 2; 20 (10%) = 3</p> <p>Update existing park sites 1.7 = Average Rating 65 (33%) = 1; 68 (35%) = 2; 47 (24%) = 3</p>

	<p>Buy more land for parks</p> <p>2.2 = Average Rating</p> <p>37 (19%) = 1; 32 (16%) = 2; 110 (56%) = 3</p> <p>6 (3%) = Comments</p> <p>14 (7%) = DNA</p>
<p>What factors would you consider when prioritizing the development of parks?</p> <p>Please choose 3.</p>	<p>93 (47%) = Number of overall residents served</p> <p>84 (43%) = Cost of development</p> <p>76 (39%) = Available funding source(s)</p> <p>72 (37%) = Within a 10-minute walk time from your home</p> <p>69 (36%) = Community support</p> <p>57 (29%) = Proximity to younger residents (under 21) or older residents (over 62)</p> <p>52 (27%) = Located in THPRD's current boundary</p> <p>15 (8%) = Other</p> <p>14 (7%) = DNA</p>
<p>Are there other activities or elements that you would like THPRD to plan for that are currently not found in its parks?</p>	<p>95 (48%) = Responses</p> <p>101 (52%) = DNA</p>
<p>What is your favorite park to visit? Why?</p> <p>(Does not need to be a THPRD park)</p>	<p>140 (71%) = Responses</p> <p>56 (29%) = DNA</p>

7.5 Park User Request Flow Chart

The following highlights the process whenever requests are made from park users for improvements to parks. Requests can be related to maintenance operations and/or park components, comforts and conveniences.

